

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, November 20, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT:

Mayor Volrich  
Aldermen Bellamy, Boyce, Ford,  
Gerard, Kennedy, Little,  
Puil and Rankin

ABSENT:

Aldermen Harcourt - on Civic business  
Marzari

CLERK TO THE COUNCIL:

R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Reverend J.A. McArdle of the Church of the Immaculate Conception, Vancouver.

CONDOLENCES

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,

THAT the condolences that were recently expressed by the Mayor on behalf of Council to the family of Captain John Fairley Graham of the Vancouver Fire Department, who lost his life in an apartment fire whilst on duty, be confirmed.

- CARRIED UNANIMOUSLY

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gerard,

THAT the Minutes of the following meetings be adopted:

Special Council Meeting (Public Hearing) November 1, 1979  
Regular Council Meeting (Except "In Camera") November 6, 1979

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

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DELEGATIONS

1. Stores Open Thanksgiving Day,  
October 8, 1979

Council on November 6, 1979, resolved that Jan's Macrame Shop Ltd. and Manubhai Patel be requested to appear before it to show cause why their business licenses should not be suspended as they were both open for business on October 8, 1979 in contravention of Council's resolution regarding Statutory Holidays.

The Mayor advised Council that, in view of the pending court case regarding "The Warehouse" being open on Sundays, Council may wish to defer this matter as the decision may have a bearing on the City's licensing powers.

MOVED by Ald. Rankin,  
THAT this matter be deferred until an early meeting in 1980.

- CARRIED UNANIMOUSLY

2. Transfer of Approved Self-Serve  
Gasoline Service Station Site

Council, when considering a report of the City Manager dated October 31, 1979, heard a delegation from Mr. Dawes, representing Shell Canada Limited, who spoke in support of a request to transfer the present self-serve gasoline station from 2473 Kingsway to the full-service station at 2236 Kingsway. Mr. Dawes outlined the history of the application and advised that "under-the-hood service" would be provided to motorists upon request.

Following a number of questions put by members of Council and answered by Mr. Dawes, it was

MOVED by Ald. Puil,  
THAT the above application by Shell Canada Limited be denied and Council confirm the Manager's interpretation of Council resolution dated September 18, 1979 on self-serve gasoline stations.

- CARRIED

(Ald. Gerard, Kennedy and Little opposed)

3. Black Solidarity Association  
- Discrimination at Cabarets

Council on March 13, 1979, after approving a number of recommendations from the Community Services Committee Chairman on the matter of discrimination at cabarets, heard a submission and received a brief from the Black Solidarity Association and resolved:

"THAT the representation, and the brief from the organization be received and the brief be considered when Council has received the decision of the Human Rights Commission investigation currently underway."

Council had before it a previously distributed report of the Human Rights Commission's Board of Enquiry which was also summarized in the City Manager's report dated November 13, 1979.

Mr. Paul Winn, President of the Black Solidarity Association, submitted a brief seeking enforcement of the City's anti-discrimination by-law and, in particular, to cancel the business license of Misty's Cabaret, which was the subject of the Board of Enquiry.

Regular Council, November 20, 1979 . . . . . 3

DELEGATIONS (Cont'd)

Black Solidarity Association  
- Discrimination at Cabarets (Cont'd)

Mr. Reynolds, representing Misty's, was present and answered questions by Council on the matter of payment of damages as directed by the Board. He indicated that if no appeal is lodged it is expected his client will pay all costs and damages involved.

MOVED by Ald. Rankin,

THAT the owners of Misty's Cabaret be directed to appear before Council and show cause as to why their business license should not be cancelled by reason of their violation of the Human Rights Act.

- LOST

(Aldermen Bellamy, Boyce, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little,

THAT action on this matter be deferred for a period of approximately six months on the understanding that any further infractions incurred of this kind be brought before Council immediately.

FURTHER THAT the City Manager, at the end of that time, coordinate reports to be requested from the Liquor Control and Licensing Branch, Human Rights Commission, Police Department and Permits and Licenses Department on the conduct of Misty's Cabaret.

- LOST

(Aldermen Bellamy, Boyce, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,

THAT the briefs from the Black Solidarity Association be received, and any further infractions incurred by Misty's Cabaret be brought to the attention of Council through its Community Services Committee immediately.

- CARRIED

(Alderman Little opposed)

UNFINISHED BUSINESS

1. P.N.E. Land Use Control

Council on November 6, 1979 deferred consideration of a Manager's report dated November 2, 1979 for two weeks, to permit the P.N.E. Board of Directors an opportunity of considering the matter. A revised Manager's report dated November 8, 1979 has been concurred with by the P.N.E. Board after an amendment and was considered by Council this day.

MOVED by Ald. Puil,

THAT the recommendations of the City Manager as contained in his report dated November 8, 1979, be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS

1. Planning Department  
- Housing Report

Council noted a letter dated November 6, 1979 from Social Planning and Review Council requesting that its representative be heard at a Council Meeting when the Housing Report is discussed. A number of similar requests to address Council had been received by the City Clerk.

MOVED by Ald. Rankin,  
THAT the delegation requests from S.P.A.R.C. and other organizations be approved.

- CARRIED UNANIMOUSLY

2. By-law Infraction -  
2655 East Pender Street

Council noted a letter dated October 29, 1979 from Mrs. Borrino of 2655 East Pender Street requesting to appear as a delegation on appeals to the Board of Variance, which had been denied.

MOVED by Ald. Rankin,  
THAT the delegation request by Mrs. Borrino be granted.

- LOST

(Aldermen Bellamy, Boyce, Kennedy, Puil and the Mayor opposed)

3. Provincial Court House

Council noted letters from the Heritage Advisory Committee, the City Planning Commission and the Community Arts Council of Vancouver commenting on the renovation study presently in progress in the Provincial Court House. The organizations requested that the main entrance on Georgia Street be retained as well as retaining the rotunda as close to its present form as possible. It was also requested that other architectural features such as panelling and marble be preserved wherever possible.

Alderman Ford also proposed to Council that the architects seek a design solution that allows for both the north and south entrance to the building.

It was noted that the Director of Civic Buildings is submitting a report on this matter to Council on November 27, 1979 and the Mayor requested that these points raised by the organizations be taken into consideration.

MOVED by Ald. Rankin,  
THAT the foregoing communications be received.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)4. Vancouver's participation in  
1980 Edinburgh Festival

The Mayor in a letter dated November 16, 1979, submitted a proposal for the City to play an active role in the Edinburgh Festival and Tattoo in 1980. In his letter, the Mayor stated that the sister-city relationship with Edinburgh would benefit greatly and Vancouver could expect a reciprocal arrangement as plans for its Centennial and other cultural activities progress.

It is proposed that the Police Pipe Band join in the massed band production and other activities during the Tattoo. In co-operation with the Provincial Museum, a totem pole would be carved and presented to the City. Several small performing art groups would appear in the Edinburgh Fringe Festival.

The proposed budget is as follows:

Costs for carver and totem pole presentation	\$ 3,200.00
Travel for the Vancouver Police Pipe Band (approx. 25 members by Charter including transportation from Prestwick Airport to Edinburgh plus cancellation insurance) 25x\$600.00	15,000.00
Transportation of 22 performing artists (same as outlined above) 22x\$600.00	13,200.00
Accommodation for 14 performing artists 3 apartments @ \$1500.00 per month	4,500.00
Rental of theatre	6,000.00
Advertising and Publicity	3,500.00
Banners and Flags	2,500.00
Contingency	5,000.00
<b>*TOTAL</b>	<b>* \$52,900.00</b>

\*This budget has been reviewed with Mr. Fladell and I feel the City's participation should be limited to no more than \$37,500.00. With this in mind, Mr. Fladell has indicated that the balance of funds could be acquired through a variety of sources, including the Cultural Services Branch of B.C., External Affairs, and some assistance from Edinburgh in housing some of the performers in the Fringe Festival.

The Mayor concluded by recommending as follows:

- (1) The City of Vancouver participate in the Edinburgh Festival and Tattoo programs as outlined in this report;
- (2) The City's direct financial contribution be limited to no more than \$37,500.00;
- (3) The Senior Social Planner and my Office co-ordinate the Vancouver participation in co-operation with the Vancouver Police Department and other appropriate parties.

cont'd.....

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COMMUNICATIONS OR PETITIONS (Cont'd)

Vancouver's Participation in  
1980 Edinburgh Festival (cont'd)

It was suggested by Alderman Ford that the transportation for the 22 performing artists should be referred to the Council Committee on the Arts for advice.

MOVED by Ald. Little,

THAT the totem pole presentation, transportation for the Vancouver Police Pipe Band and the panels and flags be approved up to an amount of \$20,700.00.

- CARRIED

(Aldermen Kennedy and Puil opposed)

\* \* \* \* \*

Council recessed at 3:40 p.m. to reconvene "In Camera" in the Mayor's Office.

\* \* \* \* \*

Council reconvened at 4:15 p.m. with Deputy Mayor Bellamy in the Chair and the following members present:

PRESENT:

Ald. Bellamy (Deputy Mayor)  
Ald. Boyce, Ford, Gerard, Little,  
Puil and Rankin

ABSENT:

Mayor Volrich ) on Civic Business  
Ald. Kennedy )  
Ald. Harcourt )  
Ald. Marzari

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
NOVEMBER 16, 1979

Building & Planning Matters  
(November 16, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Kensington N.I.P. - Six Month Progress Report No. 3
- Cl. 2: Disposition of Kitsilano Point Funds
- Cl. 3: Champlain Heights - Street Names

Clauses 1-3 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Finance Matters  
(November 16, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Purchase of Police Boat  
Cl. 2: Floating "Mobile" Homes - Taxation  
Cl. 3: Timmy's Christmas Telethon for  
Crippled Children - Application for  
a Grant to Cover Rent of Queen  
Elizabeth Theatre

Purchase of Police Boat  
(Clause 1)

MOVED by Ald. Gerard,  
THAT this clause be received for information.

**- CARRIED UNANIMOUSLY**

## Floating "Mobile" Homes - Taxation (Clause 2)

MOVED by Ald. Gerard,  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.

**- CARRIED UNANIMOUSLY**

Timmy's Christmas Telethon for  
Crippled Children - Application for  
a Grant to Cover Rent of Queen  
Elizabeth Theatre  
(Clause 3)

MOVED by Ald. Rankin,  
THAT this clause be tabled to the next regular meeting of  
Council.

- CARRIED UNANIMOUSLY

Personnel Matters  
(November 16, 1979)

Employees Sun Life Group  
Policy  
(Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.

**- CARRIED UNANIMOUSLY**

CITY MANAGER'S REPORTS (Cont'd.)

Property Matters  
(November 16, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Old Firehall Site -  
2700 Block Cambridge Street
  - Cl. 2: Acquisition of Statutory Right -  
of-Way: Municipality of Delta
  - Cl. 3: Sale of Federal, Provincial and  
City Partnership Land - N/S 400  
Block Prior Street
  - Cl. 4: Rental Review - Lease of Portion  
of Lane South of the 3500 Block  
West 40th Avenue
  - Cl. 5: Eviction Notice re City-owned  
Property - 2782-90 Grandview Highway
  - Cl. 6: Relocation of False Creek Development  
Group Office

### Clauses 1-3 inclusive

MOVED by Ald. Rankin,  
THAT the recommendations of the City Manager, as contained  
in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Rental Review - Lease of Portion  
of Lane South of the 3500 Block  
West 40th Avenue  
(Clause 4)

Council was advised that the lessee, Canada Safeway Limited, has requested that this clause be withdrawn at this time.

The Council agreed.

Eviction Notice re City-owned  
Property - 2782-90 Grandview  
Highway  
(Clause 5)

MOVED by Ald. Puil,  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Little,  
THAT Mr. Ray Admiral of Allied Bottle Depot Limited be  
requested to appear before Council and show cause why his business  
licence should not be withheld because of his continued violation  
of the City's by-laws.

**- CARRIED UNANIMOUSLY**

Relocation of False Creek  
Development Group Office  
(Clause 6)

MOVEI by Ald. Ford,  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

B. MANAGER'S REPORT  
(November 1, 1979)

## VanDusen Botanical Display Gardens

MOVED by Ald. Gerard,  
THAT the recommendation of the City Manager, as contained  
in this report, be approved.

**- CARRIED UNANIMOUSLY**

C. MANAGER'S REPORT  
(November 19, 1979)

Status of Proposed Official Regional  
Plan Amendment - West 75th Avenue  
and Angus Drive

It was noted by Council that there were insufficient members of Council present at this time, eligible by their attendance at the Public Hearing, to vote on this particular item. The City Clerk advised he would present the matter to Council for consideration at its next meeting.

## STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Planning and Development  
(November 1, 1979)

Update of the Official  
Regional Plan  
(Clause 1)

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
this clause, be approved.

**- CARRIED UNANIMOUSLY**

II. Report of the Standing Committee  
on Community Services  
(November 1, 1979)

The Council considered this report which contains three clauses identified as follows:

- C1. 1: Kimount Boys and Girls Club  
C1. 2: Smilin' Buddha Cabaret  
C1. 3: Downtown Housing Implementation Committee: Second Report

Cont'd.

STANDING COMMITTEE REPORTS (Cont'd.)

Standing Committee on  
Community Services  
(November 1, 1979) (Cont'd.)

Kimount Boys and Girls Club  
(Clause 1)

When considering this clause, Council noted a Manager's report dated November 13, 1979 and also that there were insufficient members of Council present to deal with the recommendations of the Committee.

It was therefore

MOVED by Ald. Rankin,  
THAT this matter be deferred to the next meeting of Council.

**- CARRIED UNANIMOUSLY**

## **Smilin' Buddha Cabaret (Clause 2)**

When considering this clause City Council was advised of a request from Ms. Kilpatrick, solicitor for the Smilin' Buddha Cabaret, to speak to Council this day. Council also noted a further letter from Ms. Kilpatrick in which she expressed her intention to call five witnesses in her client's defence and further that she expected to be able to call fifteen police constables as further witnesses.

City Council did not agree to hear the delegation at this time and the letter from Ms. Kilpatrick regarding witnesses was referred to the Director of Legal Services for discussion between his office and the solicitor for the Smilin' Buddha Cabaret.

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee, as contained in  
this clause, be approved.

**- CARRIED UNANIMOUSLY**

Downtown Housing Implementation  
Committee: Second Report  
(Clause 3)

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee, as contained in  
this clause, be approved.

**- CARRIED UNANIMOUSLY**

STANDING COMMITTEE REPORTS (Cont'd.)

III. Report of Standing Committee  
on Planning and Development  
(November 1, 1979)

The Council considered this report which contains four clauses identified as follows:

- C1. 1: Preservation of the Model School Building
  - C1. 2: Park Site #19
  - C1. 3: Population Change and its Impacts
  - C1. 4: Champlain Heights - Area A (Sites 4, 5 and 6)

Clauses 1-3 inclusive

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
clauses 1, 2 and 3 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Champlain Heights - Area A  
(Sites 4, 5 and 6)  
(Clause 4)

When considering this report, Council noted a letter from the Champlain Heights Planning Advisory Committee and a further letter from the Killarney Champlain Citizens for Action Association. Both letters expressed support for the development alternatives proposed by the Director of Planning but requested further citizen input during the planning process. It was then

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
this clause be approved.

**- CARRIED UNANIMOUSLY**

IV. Report of Standing Committee  
on Transportation  
(November 1, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Pedestrian Crossing Conditions on Hastings Street at Kamloops Street
  - Cl. 2: Review of Traffic Conditions - Moberley Road at - False Creek, Area 6, Phase I
  - Cl. 3: Level Crossings on B.C. Hydro Railway
  - Cl. 4: Analysis of Left-turn Options at Signalized Intersections

Clauses 1-4 inclusive

MOVED by Ald. Rankin,

THAT clause 1 be received for information and the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

**- CARRIED UNANIMOUSLY**

STANDING COMMITTEE REPORTS (Cont'd.)

V. Report of Standing Committee  
on Finance and Administration  
(November 1, 1979)

The Council considered this report which contains three clauses identified as follows:

- C1. 1: Cultural Grant Request - Polish  
Friendship "Zgoda" Society - \$7,910

C1. 2: Request of Vancouver Neurological  
Centre for a Grant Relating to Building  
Alterations at 3812 Osler Street

C1. 3: Licence Fee for Live-aboard Boats

Cultural Grant Request - Polish  
Friendship "Zgoda" Society - \$7,910  
(Clause 1)

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Request of Vancouver Neurological  
Centre for a Grant Relating to  
Building Alterations at 3812 Osler  
Street  
(Clause 2)

When considering this clause, Council noted that there were insufficient members present to deal with the recommendations of the Committee.

It was therefore,

MOVED by Ald. Puil,  
THAT this matter be deferred to the next regular meeting of  
Council.

**- CARRIED UNANIMOUSLY**

**Licence Fee for Live-aboard Boats  
(Clause 3)**

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
this clause, be approved.

**- CARRIED UNANIMOUSLY**

STANDING COMMITTEE REPORTS (Cont'd.)

VI. Report of Standing Committee  
on Community Services  
(November 8, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Liquor Store at Main and Hastings Street
  - Cl. 2: Care of Chronic Alcoholics
  - Cl. 3: Review of Admitting Policies of Cordova House
  - Cl. 4: Native Street Workers Project - Grant Appeal
  - Cl. 5: Downtown Housing Implementation Committee -  
Second Report
  - Cl. 6: Hildon Hotel, 50 West Cordova Street -  
Non-Compliance with City Closure Order

Liquor Store at Main and  
Hastings Street  
(Clause 1)

MOVED by Ald. Rankin,

THAT the Liquor Control and Licencing Branch be requested to provide a copy of its market survey of the Hastings and Main Streets liquor store to City Council's Community Services Committee.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Little,

THAT the Minister of Consumer Affairs be requested by City Council to close the Main and Hastings Streets liquor store.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Puil and Rankin opposed.)

No further action was taken.

## Care of Chronic Alcoholics (Clause 2)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee, as contained in this clause be amended and approved as follows:

"THAT the Mayor or Committee Chairman continue to press for a meeting with the Attorney-General, the Minister of Health and the Minister of Human Resources to discuss the problems of care for chronic alcoholics and that such meeting be held no later than January 15, 1980."

**- CARRIED UNANIMOUSLY**

\* underlining denotes amendment

### Clauses 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in clauses 3 and 4 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Cont'd.

STANDING COMMITTEE REPORTS (Cont'd.)

Standing Committee on  
Community Services  
(November 8, 1979) (Cont'd.)

Downtown Housing Implementation  
Committee - Second Report  
(Clause 5)

When considering this clause, two matters were referred to the staff committee under advisement. These dealt with tenant responsibilities for maintenance and upkeep and with some mechanism to permit variations in room size relative to the level of amenities offered by the accommodation. The points were duly noted by the Director of Legal Services and Mr. Purdy of the Social Planning Department.

It was then

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in this clause, be approved.

**- CARRIED UNANIMOUSLY**

Hildon Hotel, 50 West Cordova Street -  
Non-Compliance with City Closure Order  
(Clause 6)

When considering this clause, Council noted a letter dated November 20, 1979 from McQuarrie Hunter, Barristers and Solicitors for the Hildon Hotel. Mr. T. G. Pearce, Solicitor, acting for the Hildon Hotel, requested that this matter be deferred pending a 'full and complete inspection of the premises'. The Director of Permits and Licenses advised that a report on infractions under the Health By-law could be available for next Council.

MOVED by Ald. Rankin,

'THAT this matter be deferred to the next meeting of Council for report back from the Director of Permits and Licenses and that the delegation be heard at that time.

**- CARRIED UNANIMOUSLY**

VII. Report of Standing Committee  
on Planning and Development  
(November 8, 1979)

The Council considered this report which contains three clauses identified as follows:

- C1. 1: City Demolition Policy
  - C1. 2: City Policy on Agricultural Land Reserves
  - C1. 3: Interpretation of the Powers of the  
Development Permit Board (FM-1 District  
Schedule)

Cont'd.

## STANDING COMMITTEE REPORTS (Cont'd.)

Standing Committee on  
Planning and Development  
(November 8, 1979) (Cont'd.)

## **City Demolition Policy (Clause 1)**

MOVED by Ald. Boyce,

THAT the recommendation of the Committee, as contained in this clause, be amended and approved as follows:

"THAT the City Manager's report dated October 25, 1979 be deferred to the evening session of the Council meeting of December 11, 1979 when the housing reports are considered, at which time delegations will be heard."

**- CARRIED UNANIMOUSLY**

\*underlining denotes amendment

**City Policy on Agricultural  
Land Reserves  
(Clause 2)**

When considering this clause, Council also noted a copy of a letter from the Corporation of the District of West Vancouver to Hon. Hugh Curtis calling for the review and, where necessary, revision to the Agricultural Land Reserves policies and procedures.

Following discussion it was,

MOVED by Ald. Boyce,

THAT the recommendations of the Committee, as contained in this clause be approved.

**- CARRIED UNANIMOUSLY**

Interpretation of the Powers  
of the Development Permit Board  
(FM-1 District Schedule)  
(Clause 3)

MOVED by Ald. Boyce,

THAT the recommendation of the Committee, as contained in this clause be approved.

**- CARRIED UNANIMOUSLY**

STANDING COMMITTEE REPORTS (Cont'd.)

VIII. Report of Standing Committee  
on Finance and Administration  
(November 8, 1979)

The Council considered this report which contains two clauses identified as follows:

- C1. 1: Champlain Mall Branch Library  
C1. 2: Expenditures for Medical Staffing -  
Health Department

Champlain Mall Branch Library  
(Clause 1)

When considering this clause, Council noted a Manager's report dated November 16, 1979 regarding the staffing and operating costs of the Champlain Mall Branch Library.

Following discussion, it was

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in this clause, be amended and approved as follows:

"THAT City Council approve sufficient funds, estimated to be \$184,645 for a 44-hour operation of the Champlain Mall branch library, effective January 1, 1980, with no reduction in the Collingwood or Fraserview branch libraries, and with a report back in six months on recommended levels of service at the Collingwood and Fraserview libraries.

THAT \$15,000 be approved for rent and other sundry costs expended prior to the opening of the library in 1979, the source of funding to be Contingency Reserve."

**- CARRIED UNANIMOUSLY**

\* underlining denotes amendment

It was further

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in his report of November 16, 1979, be approved.

**- CARRIED UNANIMOUSLY**

Expenditures for Medical  
Staffing - Health Department  
(Clause 2)

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in this clause, be approved.

**- CARRIED UNANIMOUSLY**

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

THAT the Committee of the Whole rise and report.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Rankin,  
SECONDED by Ald. Puil

THAT the report of the Committee of the Whole be adopted.

**- CARRIED UNANIMOUSLY**

## BY-LAWS

1. A BY-LAW TO AMEND THE  
PENALTY SECTIONS OF VARIOUS  
BY-LAWS

MOVED by Ald. Puil,  
SECONDED by Ald. Little

THAT **this** By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

## MOTIONS

- A. Allocation of Land for Lane Purposes (South 10 feet of the West ½ of Lot 6, Block 315, District Lot 526, Plan 590)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of the West  $\frac{1}{2}$  of Lot 6,  
Block 315  
District Lot 526  
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

## MOTIONS (Cont'd.)

- B. Allocation of Land for  
Lane Purposes  
(North 2 feet of Lot 35, Block 5,  
District Lot 636, Plan 1902)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of  
Lot 35  
Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for  
Lane Purposes  
(North 10 feet of Lot 15, Block 315,  
District Lot 526, Plan 590)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 15,  
Block 315,  
District Lot 526,  
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

## MOTIONS (Cont'd.)

#### D. Allocation of Land for Road Purposes

(Portion of Amended Lot 5, Block 5,  
Subdivision "B", D.L. 182, Plan 186)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Amended Lot 5 (see 96558-L), Block 5, Subdivision "B", District Lot 182, Plan 186, lying to the south of a line drawn parallel to and 7 feet perpendicularly distant northerly from the southerly limit of the easterly portion of said Amended Lot 5, the said easterly portion being former Lot 5, said Subdivision "B", and extending from the westerly limit of said former Lot 5 to the easterly limit of said Amended Lot 5, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated October 16, 1979, and marginally numbered LF 9317, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

**- CARRIED UNANIMOUSLY**

#### E. Allocation of Land for Lane Purposes

(North 10 feet of Lot 24, Blocks 24  
and 25, D.L. 37, Plan 2411)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 24,  
Blocks 24 and 25,  
District Lot 37,  
Plan 2411

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

## MOTIONS (Cont'd.)

F. Closing, Stopping Up, Conveying to  
Abutting Owner and Consolidation  
(Portions of Lane South of 29th  
Avenue, East of Crown Street)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,  
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
  2. The South 5 feet of Lot 1 and the North 5 feet of Lot 12, both of Block 60, District Lot 2027, Plan 4187, were established as lane under Filing 20170 to provide a lane turnaround;
  3. The proposed subdivision on the east side of Crown Street between 29th and 30th Avenues will be dedicating a lane outlet to Crown Street which will eliminate the need for this turnaround;
  4. The owners of said Lots 1 and 12 wish to acquire these adjacent 5-foot established portions of lane;

THEREFORE BE IT RESOLVED THAT the South 5 feet of Lot 1 and the North 5 feet of Lot 12, both in Block 60, District Lot 2027, Plan 4187, now lane, be closed, stopped up and conveyed to the owners of the said Lots 1 and 12 respectively; and

BE IT FURTHER RESOLVED THAT the portions of lane so closed be consolidated with the abutting Lots 1 and 12.

**- CARRIED UNANIMOUSLY**

G. Closing, Stopping Up and Consolidation  
(Portion of Lane South of Pender  
Street, East of Pender-Keefer Diversion)

MOVED by Ald. Rankin,  
SECONDED by Ald. Little,  
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
  2. The City of Vancouver proposes to consolidate its lands on the north side of the Pender-Keefer Diversion as the first stage of the development of a Chinese Cultural Centre;
  3. The proposed consolidation requires the closure of a portion of lane lying between Lots 1 and 2, Lot "C", Block 14, District Lot 196 and a part of District Lot 2037;

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to Lots 1 and 2, Lot "C", Block 14, District Lot 196 and a part of District Lot 2037, dedicated by the deposit of Plan 9877 shown outlined red on plan affirmed to by Irvine Jones, B.C.L.S., on the 20th day of July, 1979, and marginally numbered LD 1710, a print of which is attached hereto, be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED THAT the lane so closed be consolidated with the abutting City owned lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

## 1. Dissemination of Public Information

MOVED by Ald. Little,  
SECONDED by Ald. Kennedy,

THAT WHEREAS for the dissemination of public information the City expends an amount of approximately \$300,000 through such means as planning publications, i.e., "Quarterly Review", "Understanding Vancouver", Social Planning publications such as "Urban Reader", the Personnel publication known as "The Town Crier", and in other miscellaneous ways;

AND WHEREAS such information is directed more or less on a departmental basis and therefore generally with a departmental emphasis;

AND WHEREAS these funds, if pooled, might be better expended if directed through a central communication arrangement;

AND WHEREAS there is presently a need for the constant dissemination of information to the public as well as with the administration to give better understanding of City Hall policies, objectives and current proposals;

AND WHEREAS this information requirement is further emphasized by the appointment of a Centennial Celebration Committee;

THEREFORE BE IT RESOLVED THAT the Mayor and City Manager be requested to review this whole matter and report with recommendations through the Finance Committee.

**- CARRIED UNANIMOUSLY**

## 2. Electoral Reform

MOVED by Ald. Rankin,  
SECONDED by Ald. Boyce,

THAT WHEREAS Council held a referendum November 1978 on the question of a Ward System vs. an At Large System;

AND WHEREAS the referendum carried in favour of the Ward System;

AND WHEREAS a Commission on Electoral Reform was struck by Council to investigate this matter;

AND WHEREAS Council has spent \$100,000 on this endeavour;

THEREFORE BE IT RESOLVED Council instruct the Commission on Electoral Reform to have this report to it by November 30, 1979.

- LOST

(Aldermen Bellamy, Gerard, Little and Puil opposed.)

NOTICE OF MOTION

The following Notice of Motion was submitted by Ald. Ford and recognized by the Chair:

- ## 1. Enactment of 'Freedom of Information' By-law.

MOVED by Ald. Ford,  
SECONDED by Ald.

THAT WHEREAS Section 168 of the Vancouver Charter provides for the people's right of access to city records and documents;

AND WHEREAS exceptions have been made in the past without proper explanation;

AND WHEREAS this creates distrust of public servants and politicians, alike;

AND WHEREAS the democratic process depends on an informed electorate;

AND WHEREAS the Union of B.C. Municipalities is on record as favouring freedom of information legislation for all levels of government;

THEREFORE BE IT RESOLVED THAT Vancouver City Council enact a Freedom of Information By-law stating reasonable times when all records and documents are to be available, excepting only those dealing with personnel matters, current property transactions and current litigation.

- (Notice)

The following Notice of Motion was submitted by Ald. Boyce and recognized by the Chair:

- ## 2. Voting - Rezoning Matters

MOVED by Ald. Boyce,  
SECONDED by Ald.

THAT WHEREAS eight votes of Council are required for approval on any civic grants regardless of how small the amount;

AND WHEREAS in contrast only a simple majority is required to pass a rezoning;

AND WHEREAS such resonings do have much greater financial implications than the majority of any said grants;

AND WHEREAS a recent major rezoning was approved with only seven of the eleven members of Council in attendance, and then by the majority of only one vote;

THEREFORE BE IT RESOLVED THAT this obvious imbalance be corrected by imposing an appropriate standard of voting principle to be decided after consultation of staff and members of Council as soon as possible.

- (Notice)

## ENQUIRIES AND OTHER MATTERS

Alderman Gerard

## Glad Tidings Temple

Advised that the Glad Tidings Temple is submitting a rezoning application and in view of the previous delays incurred that the Director of Planning be requested to expedite this new application as soon as possible.

The Council adjourned at 5.10 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of November 20, 1979, adopted by Council on November 27, 1979.

MAYOR

~~CITY CLERK~~

MANAGER'S REPORTDATE October 31, 1979

TO: Vancouver City Council  
SUBJECT: Transfer of Approved Self-Serve Gasoline Service Station Site  
CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"A request has been received from Shell Canada Limited to transfer their present self-serve gasoline station site from 2473 Kingsway (Kingsway and Clarendon) to their existing conventional station at 2236 Kingsway (near Nanaimo). If approval is granted the self-serve station at 2473 Kingsway would be closed and the property sold but not as a service station use. The station at 2236 Kingsway would then be remodelled, the service bays would be retained and we are advised that "under the hood service" would be provided to motorists upon request.

In the event that Council approves this request, Shell Canda Limited would then have 17 conventional stations and 12 operating self-serve stations thus increasing the self-serve percentage from 40% to 41.38%.

The request from Shell Canada Limited to amend the License By-law and transfer the self-serve location from 2473 Kingsway to 2236 Kingsway is submitted for Council's consideration."

The City Manager notes that on September 18, 1979, Council approved:

"That the number of self-serve gasoline stations operating in the City of Vancouver be limited to the specific sites approved and operating presently listed in Schedule 'B' of By-law No. 4450."

The City Manager's interpretation of this wording is that Council would not approve the re-opening of a self-serve station that has closed, nor would they approve transfers to another site.

However, perhaps Council had different intentions. Hence this request from Shell Canada is referred for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 386

MANAGER'S REPORT

DATE November 13, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Human Rights Board Report re Misty's

CLASSIFICATION: INFORMATION

The Director of Legal Services submits the following report:

"At the direction of Council I am submitting the following comments on this decision.

The findings run to some 46 pages and deal with 18 individual complaints of racial discrimination against Misty's. The Board found 10 of the complaints to have been justified, and awarded damages in favour of eight of the complainants which amount in total to \$3,750.00.

As well as awarding damages, the Board also ordered Misty's to pay three-quarters of the costs of the Director of Human Rights who was a party to the proceedings. These were awarded on the Supreme Court scale, meaning that the hearing was to be treated as if it were a Supreme Court trial where the loser generally is required to pay the other party "costs" in accordance with a laid-down scale.

Much of the report deals with the findings of fact in each of the individual complaints.

The Board's "conclusions" are set out on pp 44,45 and 46 and are reproduced below.

'CONCLUSION'

It goes without saying that the Board orders the Respondent to cease such contraventions of the Code, and to refrain from committing the same or similar contraventions in the future.

The Board is not unmindful of the problems faced by operators in the restaurant and night club trades in the course of their businesses. The Board is aware that these premises may be abused by persons who are involved in criminal, or other undesirable activities. The evidence heard by the Board in the course of these proceedings clearly shows that the Respondent Club was under pressure from both the police and the liquor licensing authorities to adequately police its premises, particularly with a view to preventing pimps, prostitutes and drug traffickers from frequenting them.

There is a heavy onus on all and a duty on the police to uphold and enforce not only the Liquor Control and Licensing Act, but also the Human Rights Code. In this case, it seems clear that the significance of this fact is not fully understood, if indeed understood at all by some of the officials involved.

The Board recognizes the significance of a liquor licence to many such operators which makes these operators particularly susceptible to any pressures which threaten them with a suspension or cancellation of their licence. The evidence before the Board indicates that the Respondent Club was very much subject to just those sorts of

- 2 -

'pressures during much of the time span of the complaints. All of this is to say that the Board accepts the Respondent's contention that during the time covered by these complaints, the Respondent felt obliged to deal efficiently with the problems it encountered in performing its statutory duty under the Liquor Control and Licensing Act to adequately police its premises.

However, accepting all that, there still can be no justification for the policies adopted and implemented by the Respondent in the effort asserted to achieve the desired result. The policies adopted, as evidenced in these proceedings were blatantly racist, and of such an obnoxious and patently deceitful character that they must offend every decent and responsible member of our society.

In a just society there is no room for prejudice. What has perhaps been most disconcerting to this Board is that the evidence did nothing to suggest that the intolerant and ignorant attitudes which gave rise to this type of behaviour are isolated in our society.

There is a rumour about in this country that there is tolerance, humanity and decency in the attitudes towards and behaviour between our various races. The evidence heard in these proceedings makes a nonsense of that rumour. For now, it is a myth. For the future, an ideal.'

As Council has received a request for a delegation on this subject, and since the speakers may well wish to refer to some specific findings or remarks contained in the report, I am reproducing the entire report for members of Council. "

THE CITY MANAGER submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 366-387

MANAGER'S REPORTDATE November 8, 1979

TO: Vancouver City Council  
SUBJECT: P.N.E. Land Use Control  
CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On July 24, 1979, Council resolved:

'That the proposal that no restrictions be placed on the rental facilities at the P.N.E. be referred to the Director of Planning for report, in consultation with the Director of Permits and Licenses, on guidelines and any possible restrictions on retail use of rental facilities at the P.N.E.'

In dealing with this matter, Council had earlier resolved to approve the recommendation of the Planning and Development Committee contained in its report of April 5, 1979 which endorsed certain permitted uses under the management of the P.N.E. without requiring a development permit, among these being:

'swap-o-ramas, swap meets or flea markets, limited in time; such uses to be restricted to the sale by individuals of used articles, individuals' arts and crafts, and for the sale of new merchandise up to a limit of thirty (30) percent of the total sales.'

Having since reviewed the matter, it is now the opinion of the Director of Permits and Licenses that the standard of 'thirty percent of total sales' would be difficult to measure and consequently impossible to enforce. If, subsequent to consideration of this report, Council still wishes that such a standard be implemented, it is suggested that it be amended as follows:

'...and for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell such new merchandise.'

Council may also wish to impose a requirement that no individual seller may display, offer to sell, or sell new merchandise exclusively. Needless to say, if no restrictions are to be placed on the retail use of rental facilities, the foregoing limitation in any form would be redundant.

BACKGROUND

The objects of the P.N.E. set forth in the P.N.E. lease agreement with the City include a wide variety of public purposes, "except profit", which are useful or beneficial to the people generally, including 'any enterprise, matter or thing having a civic, national, patriotic, scientific, agricultural, artistic, educational, social, recreational or sporting character.'

Apart from the power to display a great variety of produce, goods and merchandise, there appears no basis in the stated objects or powers of the P.N.E. to carry out, either directly or by sub-lease agreements, any general retail activity as provided for in the Zoning and Development By-Law. There is, however, nothing to prevent the display or advertisement of the price or availability of goods or merchandise as presently takes place at the various trade shows, such as the boat, auto and home shows.

The P.N.E. has been engaged for many years in a complex of activities, virtually all of which have had some generally recognized public purpose but not all of which may have been financially self-sustaining. The degree to which one type of activity may justifiably sustain other activities as part of a common purpose - or to meet the overall expenses of the general operation - presents difficulties in assessing the non-profit character and consequent legitimacy of that activity. The question of permitting general retail activity as a source of general revenue also raises the question of what other forms of commercial (or industrial) enterprise may be appropriate for the same purposes, regardless of their compliance with the stated objects and powers of the P.N.E.

The P.N.E. management has advocated no restrictions on retail activity as an additional means of raising revenue to cover general expenses, but has informally proposed conditions under which there would be:

- (a) no rental of floor space of less than  $3715\text{m}^2$  (40,000 square feet) and
- (b) no rental of floor space for a period of less than one (1) day nor more than seven (7) days.

While the P.N.E. has no objection to an established maximum limitation of gross leasable floor space of the same magnitude, it is contended that:

- (a) the minimum floor space standard would effectively require the rental of the Showmart Building ( $3995\text{m}^2$ ) (43,000 square feet), the facility most commonly used for displays and most suited to retail sales, and
- (b) the minimum floor space standard and maximum time limit would confine retail activity to special events befitting the character of the P.N.E. which would not ordinarily compete with similar types of retail activity elsewhere.

Further to this, the P.N.E. would like the opportunity to stage retail or auction sales outdoors in parking lots and other large, open-air activity areas. Such retail activity could presumably include automotive, recreational vehicle, farm or industrial equipment displays and sales of both new and used merchandise, while the indoor activity would likely include furniture, appliance or hardware sales, as well as those products now only displayed in the various trade shows.

Available indoor space for retail activity includes, in addition to the Showmart Building, the Food Building ( $2785\text{m}^2$ ) (30,000 square feet), the Forum (north end) ( $2045\text{m}^2$ ) (22,000 square feet), and Rollerland ( $1860\text{m}^2$ ) (20,000 square feet), for a total of  $10685\text{m}^2$  (115,000 square feet). For comparison, that floor space is equivalent to three large grocery supermarkets, a junior department store, or a small community shopping centre.

#### ISSUES

The question of the P.N.E. engaging in general retail activity, either directly or indirectly, raises the following issues:

- (a) the justification for retail sales and related profit-making in respect to activities not clearly within the stated objects and powers of the P.N.E.
- (b) the environmental impact of retail sales activity on surrounding neighbourhoods and the market impact of such activity on existing businesses in nearby commercial districts, with special reference to:
  - (i) the location, type and amount of such activity, both indoors and outdoors;
  - (ii) the duration and hours of operation of such activity; and
  - (iii) the business tax liability of licensees.
- (c) the applicability of existing commercial development policies and standards and conditions of use of the zoning district schedules of nearby commercial districts.

The justification for retail sales activities as wholly independent enterprises, separate from (a) the small-scale, retail or service-commercial functions ancillary to the larger, public-purpose functions of the P.N.E., or (b) trade shows where all retailers displaying, offering to sell, or selling a particular commodity participate, is a matter solely for Council's determination pursuant to the statute creating the P.N.E. and the subsequent lease agreement.

The environmental impact of retail sales activity relates principally to appearance, noise generation and traffic impact. None of these factors need pose a problem to surrounding neighbourhoods if the activity is located well away from residences, is appropriately screened from the boundaries of the site (if necessary), is of a type not creating excessive outdoor noise or other public disturbances, and is of a scale not generating inordinate traffic and parking demands, especially during times when other major events are taking place.

The market impact of retail sales activity relates to the type and range of goods which may be offered for sale, the scale of the activity and the duration and hours of operation of such sales. Such impact may be minimal if sales are of a 'special-events' nature for select and limited periods of time, cater to a broader market or involve goods not generally available in nearby commercial districts, and the business tax liability of licensees is at least equal to, if not higher than, that incurred by other competing businesses in the vicinity.

The predominant commercial zoning district in the vicinity of the P.N.E. is the C-2 District, the intent of which is:

'...to provide for a wide range of goods and services and to maintain commercial activities and personal services that require central locations to serve large neighbourhoods.'

Retail stores 'catering to the day-to-day needs of residents of a large district of the City composed of more than one neighbourhood' are permitted outright; however, such outdoor activity as 'motor-vehicle sales' is a conditional use. The conditions of use for both outright and conditional uses generally require that all activity, with minor and obvious exceptions, be carried on wholly within a completely enclosed building. Nevertheless, the Director of Planning may relax such use conditions:

'...to permit the outdoor display of retail goods, and may include such other conditions as he deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of the Schedule.'

The conditional use list itself is somewhat open-ended in that the Director of Planning may permit any use not specifically listed in the C-2 or any other District Schedule which he considers comparable in nature to the uses listed in the Schedule, having regard to its intent.

#### RECOMMENDATIONS

Within the context of the foregoing and the Council-approved recommendations of the Planning and Development Committee of April 5 and of the City Manager of March 1, 1979 (attached hereto as Appendices 'A' and 'B', respectively), it is recommended:

- A. That the following be added to the Uses Permitted under the Management of the P.N.E. without Requiring a Development Permit:
  - (n) Retail merchandising carried on wholly within a completely enclosed building, and parking and loading facilities\*, restaurant uses, and the display, offering for sale, or sale of flowers, plants, fruits and vegetables outside any building, provided that the amount of retail floor space leased or occupied at any time for the display, offering for sale, or sale of any goods or merchandise shall be restricted to a minimum of 1 860 m<sup>2</sup> (20,000 square feet) and a maximum of 4 180 m<sup>2</sup> (45,000 square feet).

- B. That the following be added to the Uses Which May Be Permitted under the Management of the P.N.E., but First Requiring the Filing of a Development Permit Application and Obtaining the Approval of the Director of Planning.
- (c) Retail merchandising outside any building, except as otherwise provided for in (n) above, provided that the Director of Planning, before issuing a development permit, shall have due regard to the type of merchandise, the area and location of the display, the hours of operation, the availability of off-street parking, and the anticipated impact of the activity on adjacent uses, and may impose such conditions as he deems necessary.
- C. That, in respect to any retail merchandising activity under A or B above,
- (a) Individual retailers be licensed for a period not exceeding ten (10) days and not more often than twice in any calendar year (except that this would not apply in the case of licensees participating in swap-o-ramas, swap meets or flea markets).
- (b) All retail merchandising be restricted to the same hours of operation as similar businesses in the C-2 District of the Zoning and Development By-law.
- (c) No major retail activity be carried on outside any building simultaneously with other major events at the P.N.E. or stadium facilities.
- (d) All retailers be subject to a license fee of \$600.00 for each thirty (30) days or portion thereof, or \$100.00 a day for swap-o-ramas, swap meets or flea markets.
- (e) Retail merchandising be deemed to include auctioneering but not wholesaling.
- D. That Council's resolution of July 24, 1979 providing for swap-o-ramas, swap meets or flea markets under the management of the P.N.E. without requiring development permits be amended to read:
- (k) Swap-o-ramas, swap meets or flea markets, for periods not exceeding ten (10) days; such uses to be restricted to the sale by individuals of used articles, individuals' arts and crafts, and for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell new merchandise.
- E. That Council's resolution of July 24, 1979 incorporating that provision of the City Manager's recommendation of March 1 relative to the advertising of commercial business be amended to read:
- There shall be no outdoor advertising of any commercial business other than identification signs associated with the uses listed in A and B above, and there shall be no activities that are exclusively retail other than those provided for in A(n) and B(c) above or those customarily accessory to any of the other uses listed.
- F. That the policy as amended be reviewed after one (1) year by the Director of Planning and the General Manager of the P.N.E. with any suggested changes being reported to Council."

The City Manager has been informed that following consideration of the modifications to Recommendation A(n) above, the Board of Directors of the P.N.E. is in agreement with the recommendations of the Director of Planning.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

Manager's Report, November 16, 1979 . . . (BUILDING: A-4 - 1)

#### BUILDING AND PLANNING MATTERS

##### RECOMMENDATION

1. Kensington N.I.P. - Six Month Progress Report No. 3

The Director of Planning reports as follows:

##### " INTRODUCTION

On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan, which outlined funding allocations for N.I.P. projects and proposed other planning studies as a part of overall neighbourhood improvement. It is a requirement of C.M.H.C. that progress reports be prepared for Neighbourhood Improvement Programs every 6 months. City Council has considered previous Kensington N.I.P. progress reports on November 21, 1978 and May 1, 1979. The purpose of this six month progress report is to describe the work done to date under the Kensington Neighbourhood Improvement Program, with particular emphasis on the period from May 1979 to November 1979. The revised Concept Plan as approved by City Council on November 21, 1978 is attached as Appendix A.

##### FUNDING COMMITMENTS TO DATE

In the first year of implementation, outlined in the two previous progress reports, the Director of Planning reported that \$819,441 or 31% of the \$2.6 million available to the program had been appropriated. Since May 1979, City Council has approved, on the recommendation of the Kensington Citizens N.I.P. Planning Committee and the Director of Planning, an appropriation of \$553,787. This was approved as follows:

2nd Bowling green (Grays Park)	74,395
Community House sign	900
Kensington Park design	51,735
Selkirk School Annex	14,260
McBride Annex	11,487
Gym Consultant	2,510
Library	100,000
Kensington Park Playing Fields	<u>298,500</u>
	553,787

\* Therefore, to date, City Council has appropriated a total amount of \$1,634,578. This represents 62.8% of the \$2.6 million allocated to the program. All the funds allocated to Kensington N.I.P. must be appropriated by April 1981. \* (Includes \$260,000 approved for Planning and Administration)

##### PROJECT STATUS

Parks \$783,155 (30%)

The Kensington Citizens N.I.P. Planning Committee placed a priority on improvements to the four parks in the community. City Council, in the past six months, has approved funds for a second lawn bowling green at Grays Park and improvements to Kensington Park including the rehabilitation of the two playing fields (\$298,500). Improvements to the remaining park, Kingcrest, have been under design and will be the subject of a report to Council in the next two months. At that time, the parks section of the Concept Plan will be complete.

Manager's Report, November 16, 1979 . . . (BUILDING: A-4 - 2)

Clause 1 continued

Schools \$150,000 (5%)

The Schools projects, primarily creative playgrounds, have been designed through negotiations among the various Parents Consultative Committees, teachers, students, and School Board staff. In the past six months funds have been allocated to Selkirk annex and McBride annex, leaving Dickens annex the only school to yet receive funds. Negotiations are currently underway on that particular project.

Physical Improvements \$288,850 (11%)

The physical improvements allocation is intended to improve sidewalks around schools and parks, upgrade the commercial areas and improve pedestrian safety and provide some artwork and trees throughout the community. In the past six months there has been \$900 allocated under the art section for a sign for the Grays Park Community House and Lawn Bowling Clubhouse. The major recent work in this section of the concept plan has been the work done by three university students working in the planning office through a Young Canada Works grant. Their report regarding a physical improvement scheme for the Kingsway and Knight commercial area is currently under review by the citizens committee and various City Departments and will be the subject of an upcoming report to Council.

Neighbourhood Facilities \$1,014,358 (39%)

City Council recently approved the allocation of \$100,000 to establish a storefront library in the Kensington community. A development permit has been issued and once a building permit is issued renovations to the building can begin.

A major project under analysis by a consultant is the proposed community gymnasium for the Sir Richard McBride School site. The concept plan currently allocates \$400,000 for the gym, but preliminary estimates by the consultant put the cost substantially higher. Once the consultants report is complete and an operating agreement has been finalized between the School Board and Park Board a report will be forwarded to City Council. If the higher cost estimate remains firm it is proposed to re-allocate the necessary additional funds from projects with excess funds and the contingency reserve. Specific funding recommendations will be outlined in the gym report to Council.

Administration \$260,000 (10%)

As of September 1979, \$122,823 had been spent for administration of the Kensington N.I.P. program.

Contingency \$119,687 (5%)

Due to a recent allocation of \$66,235 towards the Kensington playing fields, the contingency account now totals \$47,452. This amount will be used for new projects not previously identified or will be assigned to fund any shortfalls on planned projects.

CITIZEN INVOLVEMENT

The Kensington Citizens N.I.P. Planning Committee continues to meet in full committee every second Wednesday evening with subcommittee meetings called as necessary. The membership currently stands at 25. New members are continually encouraged to join through newsletters, information flyers, and public park design sessions. In addition to making recommendations on the allocation of N.I.P. funds for their community, the committee continues to take an active interest in city-wide and regional issues such as transit.

Manager's Report, November 16, 1979 . . . (BUILDING: A-4 - 3)

Clause 1 continued

During July and August the Citizens Committee assisted by planning staff applied for and received a Young Canada Works grant to hire 5 high school students. These students assisted over 80 senior citizens and handicapped residents in their minor home repairs and yard clean up, thereby upgrading the physical appearance of the community.

RECOMMENDATION

The Director of Planning submits the foregoing Six Month Progress Report for the information of City Council and recommends:

"THAT City Council submit the Kensington N.I.P. Six Month Progress Report #3 to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

**2. Disposition of Kitsilano Point Funds**

The Director of Planning reports as follows:

"BACKGROUND

On May 4, 1978 City Council, at a Public Hearing, approved an application by Marathon Realty to rezone a portion of the former CPR right-of-way on Kitsilano Point from RS-1 to RT-2A.

One of the conditions of approval was that Marathon Realty would give the City \$27,000.00 to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by Council upon advice from the Director of Planning following consultation with residents and property owners in the Kitsilano Point area. Marathon Realty subsequently forwarded the above noted funds to the City.

Following enactment of the rezoning application on January 3, 1979, a committee of Kitsilano Point residents was struck to begin discussions on a local project. At a meeting of the Committee held on January 23, 1979, three members were appointed to work with the Vancouver Park Board to develop a plan for a playground facility in the area. At a public meeting held in the area on June 1979, there was unanimous agreement of those residents attending that a playground facility should be developed in the Kitsilano Beach park area west of Arbutus Street between McNicoll and Creelman Avenues.

PURPOSE

The purpose of this report is to advise Council that the Vancouver Park Board and the Kitsilano Point Residents Committee have completed a plan for development of a children's playground and it is recommended that Council approve the allocation of \$27,000.00 for the development of the facility by the Vancouver Park Board and Big Toy Incorporated, the successful bidder for the supply of playground equipment.

PLAYGROUND PROPOSAL

The proposed plan, attached as Appendix I provides an adventure playground facility for preschool and elementary school aged children. The location in the Kitsilano Beach area will be readily accessible to surrounding Point residents and those individuals utilizing the existing beach facilities.

Manager's Report, November 16, 1979 . . . (BUILDING: A-4 - 4)

Clause 2 continued

The Director of Planning has reviewed these plans and along with the residents of Kitsilano Point, believes that it is an excellent proposal.

RECOMMENDATION

The Director of Planning recommends:

- A. THAT City Council approve the development of an adventure playground facility as a neighbourhood project for the Kitsilano Point area.
- B. THAT City Council approve the transfer of a maximum of \$27,000.00 from Suspense Account General No. 4241 to the Vancouver Board of Parks and Recreation so that construction of the playground facility can be undertaken."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. Champlain Heights - Street Names

The Director of Planning, in his capacity as Chairman of the Street Naming Committee, reports as follows:

"At its meeting on November 8, 1979, the Street Naming Committee considered street names for three enclaves in Champlain Heights:

Enclave 2

The developer submitted names which were not acceptable to the Committee. After discussion, the Committee chose the following names of Inlets and Sounds along the B.C. Coast:

Hecate Place  
Quatsino Drive  
Camano Street  
Toba Place

Enclaves 4, 5, 6 and 7 ("The Woodlands")

The developers submitted the following names which were acceptable to the Committee:

Raintree Court  
Teakwood Place  
Marchwood Place  
Limewood Place  
Jadetree Court

Enclave 21

The developers submitted the following names which were acceptable to the Committee:

Laval Place  
Riel Place  
Explorers Walk

Manager's Report, November 16, 1979 . . . . (BUILDING: A-4 - 5)

Clause 3 continued

The Committee recommended:

- A. That the following names for private roads within various enclaves in Champlain Heights be approved:

Hecate Place  
Quatsino Drive  
Camano Street  
Toba Place  
Raintree Court  
Teakwood Place  
Marchwood Place  
Limewood Place  
Jadetree Court  
Laval Place  
Riel Place  
Explorers Walk

- B. That the City Engineer be requested to amend the official Street Name Map accordingly."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 390

420  
MANAGER'S REPORT, November 16, 1979 . . . (FINANCE: A-7 - 1)

FINANCE MATTERS

INFORMATION

1. Purchase of Police Boat

The City Purchasing Agent reports as follows:

"At a recent Council meeting, the City's purchase of a Police boat from a U.S. supplier was discussed and the Mayor instructed the City Manager to report on the matter.

The City went far beyond the usual requirement of giving every responsible supplier an opportunity to bid on this occasion. Only 3 bidders responded to the original tender call in December 1978; we therefore retendered in March 1979, on the following basis:

- 1) Prior to calling tenders, 16 local boat suppliers were invited to a pre-bid conference to discuss all aspects of the proposed tender. Representatives from 12 firms attended and discussed specifications, terms and conditions in great detail. They were not unanimous on all items, but a good consensus was achieved and some of their worthwhile suggestions were incorporated into the tender call.
- 2) To ensure maximum coverage, requests to tender were mailed to 45 firms, advertised in the Express (Sun and Province on strike) and the Journal of Commerce, and numerous telephone calls were made to local builders, encouraging them to bid.
- 3) To further encourage local builders, City policy allows a premium, up to 5%, for B.C. made products. In this case, the City accepted the low bid which was submitted by Uniflite, for a boat made in Bellingham, because the lowest bid for a locally made boat was approximately \$24,600, or 30% higher, and the local boat had some less desirable features.

Concern has been raised on some specific issues:

- a) Fire-retardant resins - This was not an issue because both Uniflite and the lowest local bidder stated they could make the boat with fire-retardant resin.
- b) Engines - In their tender, Uniflite offered a choice of two brands of engines with no difference in cost and no mention of possible installation difficulties with either brand. The City's mechanical engineer advises that there is little difference in the physical dimensions of the two brands of engines and any installation problems would be similar with either brand. The engines were selected to be interchangeable with the old V.P.D. 99, and now that the "99" has been damaged beyond economical repair, the City has two spare engines.

The Purchasing Agent submits the above report for information."

The City Manager submits the report of the Purchasing Agent for the INFORMATION of Council.

RECOMMENDATION

2. Floating "Mobile" Homes - Taxation

The Directors of Finance and Permits and Licenses report as follows:

"PURPOSE"

Council has on a number of occasions in recent years dealt with various concerns of persons who reside on the water in either boats or floating homes. The purpose of this report is to briefly outline a recent amendment to Provincial Legislation which will affect a portion of the floating home community and to request Council's approval regarding the application of the new legislation.

HISTORY

Previously, persons who lived on the water have contributed to the operating costs of the City in two ways. Floating homes (house-like structures built on a floatation system but not primarily intended for navigation) have been assessed and taxed as part of the marina improvements. Because they were not assessed and taxed in their own names, they could not apply for the Provincial Home-owner Grant. Liveaboard boats (vessels intended primarily for use in navigation and also used as living quarters) have not been assessed or taxed but rather have paid a City of Vancouver license fee that was calculated to be approximately equivalent to the taxes net of Home-owner Grant payable on a comparable valued residence. Authority for this charge is contained in License By-law 4450.

PROVINCIAL ACTION

Order in Council #1613, dated June 7, 1979, makes regulations pursuant to the Mobile Home Tax Act to provide, under certain conditions, that floating mobile homes can come under the provisions of that Act. Effectively, this regulation allows floating mobile homes to be individually assessed and therefore taxed in the name of the owner of the floating home rather than in the name of the owner of the marina for the 1980 tax year. This change allows these home owners to become eligible for the Provincial Home-owner Grant. Applications for retroactive grants will need to be approved by the Province and will be dealt with separately.

IMPLEMENTATION

The extent of the impact of this revision depends on whether or not one includes only float homes or both float homes and liveaboard vessels within the definition of a "floating mobile home". The Mobile Home Tax Act defines a mobile home as a dwelling unit that is designed to be mobile and to be used as a permanent or temporary residence. City staff have requested further clarification of this definition from the Province but that has not been provided. With respect to float homes and liveaboard vessels, it is your staff's interpretation, based upon past assessment practises, various constitutional authorities, administrative procedures, and the background documents that led up to the subject legislation, that the meaning and intent of the regulation was only to include floating homes and not liveaboard vessels. This means that we would put forward only floating homes for separate assessment and liveaboard vessels would continue under the liveaboard license fee. There may be some latitude here with the Provincial Government and if any liveaboard owners are dissatisfied with the interpretation we can jointly take the matter to the Province for a ruling.

In order for the subject floating mobile homes to be assessed in the name of their owner, the legislation requires that the floating mobile home have a certificate issued by the municipality verifying compliance with municipal by-laws.

We have been advised that the purpose of requiring the compliance certificate is to give each jurisdiction the opportunity to strengthen the enforcement of its float home regulations. In our situation, there is not a specific set of float home regulatory by-laws, however, there are a number of by-laws of general application that apply to floating mobile homes and floating mobile home marinas. Generally, these include the zoning and development by-law, the building code, and specific standards for sewer, water and electrical services. It is a recommendation of this report that the Director of Permits and Licenses be responsible for undertaking the inspections, determining which floating mobile homes comply and issuing the appropriate certificates. Floating homes that do not qualify for a certificate will not be able to apply for the Provincial Home-owner Grant.

Clause No. 2 cont'd:

Certificates must be issued and the float homes placed on the 1980 Assessment Roll in the name of their owner before the end of this year. Therefore, it is only possible to enforce presently established standards. It would be possible in future for staff to prepare a specific set of float home regulatory by-laws. In this regard, on April 3, 1979, Council directed, "That the Director of Planning in conjunction with the Director of Permits and Licenses and the Medical Health Officer prepare by-law and policy amendments for False Creek dealing with permanent float home locations, standards and numbers for consideration at a public hearing". This information will be available to guide future compliance standards.

With respect to the location of floating mobile homes in the City, the Director of Legal Services has advised that compliance with the zoning by-law must be one of the requirements of the compliance certificate. As far as staff have been able to determine, there are floating homes in two locations in the City. Eleven float homes are in the Sea Village Marina at Granville Island and there are one or two others located along the southside of Burrard Inlet. Floating homes have been interpreted to be a conditional use under the FCCDD zoning of False Creek and therefore the Sea Village homes comply with the zoning by-laws. On the other hand, residential uses are not a permissible use under the Central Waterfront Zoning and therefore the float homes in this area do not comply. On a previous occasion, Council considered and rejected a proposal to include float homes in the Central Waterfront zone. Certificates of compliance therefore cannot be issued for floating mobile homes in the Central Waterfront.

SUMMARY

In summary, recent Provincial regulations have altered the procedure by which floating homes will be assessed and taxed. The change has principally been done to provide float home owners with the opportunity to claim the Provincial Home-owner Grant. However, it also provides the City with the means to better enforce float home standards and regulations through the requirement for compliance certificates. The Director of Permits and Licenses will be responsible for determining whether the float homes comply.

The Directors of Finance and Permits and Licenses recommend that the Director of Permits and Licenses, prior to the end of 1979, be instructed to undertake the necessary inspections of floating mobile homes, determine which homes comply with appropriate standards, and issue compliance certificates for the 1980 tax year, and in future tax years, undertake inspections as requested by floating mobile home owners so that they may be taxed in accordance with the regulations of the Mobile Home Tax Act."

The City Manager RECOMMENDS the above recommendation of the Directors of Finance and Permits and Licenses be approved.

CONSIDERATION

3. Timmy's Christmas Telethon for Crippled Children  
Application for a Grant to Cover Rent of Queen Elizabeth

The Director of Social Planning reports:

"We have received a request from Ralph H. Long, Telethon General Chairman of "Timmy's Christmas Telethon for Crippled Children" for a grant in the amount of \$9,450 to cover the cost of renting the Queen Elizabeth Theatre during their telecast November 30th to December 2nd, 1979. The amount is calculated as follows:

Friday, November 30th, 1979	8 a.m. - 12 midnight	\$1,050
Saturday December 1st, 1979	8 a.m. - 7 p.m.	FREE
Saturday December 1st, 1979	7 p.m. - 12 midnight	2,100
Sunday December 2nd, 1979	12.01 a.m.- 8 a.m.	2,100
December 2nd, 1979	8.01 a.m.- 12 noon	1,050
December 2nd, 1979	12.01 p.m.- 5 p.m.	2,100
December 2nd, 1979	5.01 p.m.- 12 midnight	1,050

MANAGER'S REPORT, November 16, 1979 . . . . (FINANCE: A-7 - 4)

Clause No. 3 cont'd:

This is a new request which has not been received in previous years, and could therefore not be anticipated in the regular grant process.

RECOMMENDATION

While the Director of Social Planning feels that this is a worthwhile project, he can only submit the report for Council's consideration because there are no unallocated funds in the Community Services grants.

The Assistant Comptroller of Budgets advises that if Council approves this application for a grant, the source of funding would be Contingency Reserve."

The City Manager submits this request for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 391

MANAGER'S REPORT, November 16, 1979 . . . . . (PERSONNEL: A8-1)

PERSONNEL MATTERS

RECOMMENDATION

1. Employees Sun Life Group Policy

The Director of Legal Services reports as follows:

"Fowler and Associates Consultants Limited have submitted amendment No. 16 to the Sun Life Assurance Company of Canada Policy No. 8645-G & GD for approval and execution by the City.

This amendment provides for the following:

1. Addition of employees of Ray-Cam Co-operative Association as insureds effective February 1, 1978
2. Removal of employees represented by CUPE and VMREU as insureds effective July 1, 1978
3. Increase in the maximum coverage to \$250,000 for senior and excluded staff and other administrative changes for the benefit of these employees effective July 1, 1978
4. Effective July 1, 1978, commencement of insurance for all employees will be the date the employee becomes eligible rather than "the first of the month coincident with or next following the eligibility date" and termination of insurance will be, inter alia, the date of termination of service rather than "the first of the month coincident with or next following the termination date"
5. Modification of the conversion privilege effective July 1, 1978, by permitting an employee whose service is terminated to convert to term insurance for a period of one year.
6. Addition of senior and excluded employees of the Vancouver Museum and Planetarium Association as insureds effective January 1, 1979

The amendment is satisfactory, therefore, it is recommended that it be approved and executed on behalf of the City."

The City Manager notes that these changes are either out of Union negotiations, or of a minor housekeeping nature. They in no way limit the City's ability to implement any changes which may arise out of the current consulting study and, therefore, the City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 391

MANAGER'S REPORT, NOVEMBER 16, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Old Firehall Site  
2700 Block Cambridge Street

The Supervisor of Properties reports as follows:-

"On July 10, 1979, City Council authorized the sale of the former No.14 Firehall site at 2705 Cambridge St., the net proceeds of the sale to be applied against the costs of the new No.14 Firehall at 2804 Venables St.

Before marketing the site, the City Engineer requires the North 2 feet for lane purposes. The site after dedication of the 2 foot strip for lane purposes will measure approximately 20.114m x 37.385m (66' x 122') which it is proposed to subdivide to create two lots of approximately 33' x 122' each, which will be more in keeping with the size of the majority of the surrounding residential lots in this area. The Director or Planning concurs with this proposal.

The Supervisor of Properties recommends that Lot 813 (except portion included in Plan 5661) Town of Hastings, Plan 6675 be subdivided to dedicate the North 2 feet for lane purposes and to create two lots of approximately equal size for sale on the open market; the net proceeds to be credited to account code #345/1951."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Acquisition of Statutory Right-of-Way  
Municipality of Delta

The City Engineer and the Supervisor of Properties report as follows:

"City Council, on August 14, 1979, approved the expropriation of a part of Lot 3 of D.L. 102 and 137, Group 2, Plan 30967, Municipality of Delta for a Statutory Right-of-Way. Authority was also given to offer \$1,000.00 as compensation.

This Statutory Right-of-Way, as shown on Plan marginally numbered LE 4852, is required for the construction of a force-main in order that the leachate from the City's land fill site can be pumped to the Municipality of Delta's sewage system.

Negotiations with the owner's Solicitor have continued, and the owner has now agreed to accept the sum of \$2,500 in full compensation for granting the Statutory Right-of-Way to the City. As this owner and the Municipality of Delta have now agreed to the amount of compensation for the granting of an adjoining Statutory Right-of-Way, the City Engineer and the Supervisor of Properties are of the opinion that the aforesaid proposed settlement is reasonable under the circumstances. The Director of Legal Services also concurs in this settlement rather than have this matter resolved by a Board of Arbitration.

Therefore, it is recommended that a Statutory Right-of-Way be acquired for the sum of \$2,500 on the foregoing basis, chargeable to Account No. 160/1212 (Refuse Disposal Delta Sanitary Landfill - Pollution Control) with instruments drawn to the satisfaction of the Director of Legal Services, City Engineer, and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

## MANAGER'S REPORT, NOVEMBER 16, 1979 . . . . . (PROPERTIES: A9 - 2)

3. Sale of Federal, Provincial and City  
Partnership Land  
N/S 400 Block Prior Street

The Supervisor of Properties reports as follows:

"Lot 30, Block 103, D.L. 196, Plan 196 was one of two badly dilapidated properties purchased for clearance and resale under the Strathcona Rehabilitation Project. Funding for this project was 25% by the City and the balance by the Senior Governments. The buildings on this site were subsequently demolished and the vacant site offered to S.P.O.T.A. The association did not wish to undertake development on these sites and it was therefore determined advisable to place them on the market with the net proceeds slated to reimburse the partners in this project.

In response to the call for tenders on the two lots, an offer to purchase Lot 30 has been received as follows:

<u>Name</u>	<u>Legal</u>	<u>Size</u>	<u>Sale Price</u>	<u>Terms</u>
Mr. J. Horvath	Lot 30 ex N.6 ft. Blk 103, D.L. 196 Plan 196	App. 25' x 122'	\$28,500.00	City terms at 16% interest.

Subject to a Bulkhead Agreement as the lot is below lane level and above street level.

This offer is considered to represent fair market value and the Supervisor of Properties recommends it be accepted. The proceeds to be used to reimburse the Federal, Provincial and City partnership in accordance with the agreement. The Housing Manager for the Ministry of Lands, Parks and Housing has approved of this procedure."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review -  
Lease of Portion of Lane South of  
the 3500 Block West 40th Avenue

The Supervisor of Properties reports as follows:

"City Council, on September 27, 1977, approved the lease of a portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 to Canada Safeway Ltd. for a period of twenty years beginning June, 1977 with a rental review every 2½ years.

Negotiations have now been completed, and by letter dated October 30, 1979, Canada Safeway Ltd. have agreed to a rental increase from \$8,074 per annum to \$10,800 per annum, including an amount in lieu of taxes, effective December 1, 1979.

It is, therefore, recommended that the rental for that portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 be increased from \$8,074 per annum to \$10,800 per annum, effective December 1, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

## MANAGER'S REPORT, NOVEMBER 16, 1979 . . . . . (PROPERTIES: A9 - 3)

5. Eviction Notice re: City-owned Property  
2782-90 Grandview Highway

Mr. Ray Admiral of Allied Bottle Depot Limited is appealing against an eviction notice given to him with respect to the above address.

The Director of Permits and Licenses and the Supervisor of Properties report as follows:

"On June 15, 1977, Development Permit No. 77611 was issued to Allied Bottle Depot Limited to use 1480 sq. ft. of the existing building as a bottle depot. The application was signed by a Ray E. Admiral. The Director of Planning approved this application on the condition that the 11 off-street parking spaces and 4 off-street loading spaces are to be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days of any use or occupancy of the proposed development and thereafter permanently maintained.

On September 1, 1977, our Inspection Services reported that the second building at the above site was being used for auto body repairs and that signs had been erected on the property prior to the issuance of any permits. Notification was sent to Mr. Admiral with a copy to the Supervisor of Properties advising that the signs must be removed and that an application must be made for a Development Permit for the use of the second building on the site as an auto body shop.

Reinspection on November, 1977, found that the signs had been removed but that the body shop was still in operation. Further reinspection on January 3, 1978 found that a series of signs had now been affixed to the roof of the building, and that the body shop was still in operation.

On February 20, 1978, Development Permit No. 79827 was applied for to use the second building on the site for auto body repairs and a car sales lot. This application was refused by the Director of Planning.

On March 14, 1978, notification was sent to Allied Bottle Depot Limited of which Mr. Ray Admiral is the principal, advising of the procedure to make an application for the signs or to remove same.

Inspection on April 11, 1978, found that the auto body shop was still in operation and that the parking and loading area for the use of the site as a bottle depot is now being used entirely for the storage of bottles. It was further reported that bottles were being stored on the City sidewalk.

On August 15, 1978, notification was sent to both Kim Auto Body and Mr. Ray Admiral, c/o Allied Bottle Depot Limited, ordering the discontinuance of the auto body shop and the restoration of the required parking facilities. The notice stated that under provisions of the Zoning and Development By-law that every business or undertaking shall be conducted within a completely enclosed building, except for the parking and loading facilities. Reinspection on September 19, 1978, found that the parking and loading was being used for bottle storage and that the auto body business was still in operation.

The Zoning and Development By-law states that where there is a violation of the By-law by any person, the owner of the land or building shall be guilty of such violations and shall incur the penalties of this By-law. As the property is City owned, a notice was then sent to the Supervisor of Properties outlining the By-law violations and requesting that the lease be examined to determine whether or not it could be cancelled.

MANAGER'S REPORT, NOVEMBER 16, 1979 . . . . . (PROPERTIES: A9 - 4)

Clause No. 5 cont'd:

Reinspection of the property on November 15, 1978, December 5, 1978, February 20, 1979, and May 3, 1979, found that the By-law violations were still existing. Further memorandums were sent to the Supervisor of Properties again requesting that the lease be cancelled.

On July 4, 1979, reinspection found that the required parking and loading for the bottle depot was still being used for the storage of bottles, and further found that the bottles were being off-loaded on the City street. The auto body business, however, had now vacated the premises.

After the delivery of the notice to vacate the building, reinspection of the property on October 12, 1979, and October 18, 1979, found that attempt had been made to restore the parking and loading areas but that the site still contained stacks of bottles, used bricks and other miscellaneous debris. There were also several wrecked automobiles on the site.

Previous Record

The records show that Mr. Admiral operated a bottle depot at 1833 Victoria Diversion in 1974. Complaints were received and inspection found that the City street and a portion of a vacant adjacent City property were being used for bottle storage.

The records show that Mr. Admiral was requested to comply with the various By-laws, but reinspection found that nothing had been done. Finally Mr. Admiral was requested to appear before Council to show cause why his license should not be suspended, on August 13, 1974. Council at that time gave Mr. Admiral one month to comply with City By-laws, and further advised Mr. Admiral that he must continue to comply thereafter with all relevant City By-laws.

RECOMMENDATIONS:

The Director of Permits and Licenses and the Supervisor of Properties recommend that:

In view of the continuing violations of the Zoning and Development By-laws, the fact that Mr. Admiral is in arrears for his rent, and of his present and past disregard for compliance with City by-laws, it is recommended that the appeal of the eviction notice not be granted."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses and the Supervisor of Properties be approved.

6. Relocation of False Creek Development Group Office

The False Creek Development Consultant reports as follows:

"City Council at its meeting on September 12, 1978 approved the relocation of the False Creek Development Group from its office at 1405-805 West Broadway to a temporary location at the east end of False Creek Development at 671 B Market Hill.

The intention was that when space became available in the upgraded Signurdson Building overlooking Phase 2 of the development, the Development Group would prefer an office in that location.

MANAGER'S REPORT, NOVEMBER 16, 1979 . . . . . (PROPERTIES: A9 - 5)

Clause No. 6 cont'd:

The False Creek Development Group have now located space at 101-1275 West Sixth Avenue and the owners, Foremost Holdings Ltd. and Bent Ewald, have agreed to enter into a lease on the following terms and conditions:

1. The City to lease 800 square feet of net floor space plus four (4) covered parking stalls, effective November 1, 1979.
2. Term to be for three years with an option for a 2 year renewal.
3. Rent to be \$820.00 per month for three years plus taxes, hydro and janitorial services. The owner to be responsible for all tenant improvements.

These terms and conditions are satisfactory to the False Creek Development Group and the Supervisor of Properties.

It is, therefore, recommended that the City enter into a lease with Foremost Holdings Ltd. and Bent Ewald on the foregoing basis with the lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties. Source of funds to be False Creek Development Capital Funding."

The City Manager RECOMMENDS the foregoing recommendation of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 392

B

MANAGER'S REPORTDATE November 1, 1979

TO: Vancouver City Council  
SUBJECT: VanDusen Botanical Display Gardens  
CLASSIFICATION: INFORMATION and RECOMMENDATION

The City Manager reports as follows:

City Council at its meeting on August 28, 1979, when considering a Manager's Report dated August 20, 1979, in which the Director of Planning and the Director of Legal Services reported on a Sino-Himalayan Garden proposal in VanDusen Gardens, passed the following resolution:

"That the Park Board be requested to report to Council on the longer range concept and current status of VanDusen Gardens development."

At the same meeting, Council agreed to hear delegations on this matter when the report is before it.

The attached report submitted by the Board of Parks and Recreation outlines the chronological development of the VanDusen Botanical Gardens and describes landscape development works currently being undertaken.

The City Manager submits the foregoing report for INFORMATION and RECOMMENDS that it be tabled until there is a further report from the Park Board relative to the Desert Gardens and Reservoir proposal. The City Manager notes that Council had agreed to hear delegations on the matter and there will be an opportunity for this at the Park Board meeting and subsequently at Council. This has been discussed with the President of the Upper Shaughnessy Homeowners' Association, who agrees.

FOR COUNCIL ACTION SEE PAGE(S) 393

# DISTRIBUTED MONDAY

MANAGER'S REPORT

431

C

DATE November 19, 1979

TO: Vancouver City Council  
SUBJECT: Status of Proposed Official Regional Plan Amendment -  
West 75th Avenue and Angus Drive.  
CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE:

At a Public Hearing on Thursday, September 13, 1979, Council approved a rezoning of lands at the southwest corner of West 75th Avenue and Angus Drive from M-1 Industrial District to CD-1 Comprehensive Development District for the purpose of undertaking a residential development (townhouse and apartment) comprising a maximum of 104 dwelling units. Council approval was subject to a number of conditions, one being:

'that Council resolve to make an application to amend the Official Regional Plan and that this application be first approved whereby the designation of the site would be amended from IND-1 developing industrial areas to URB-1 established urban areas.'

The purpose of this report is to advise the Council of the status of the requested ORP amendment and to advise Council of two apparent options which may be pursued in view of the difficulties encountered by this application.

BACKGROUND:

Following initial discussion with GVRD staff, a formal application to amend the Official Regional Plan was made by the Director of Planning on behalf of Council on September 28, 1979.

Following a review by GVRD staff, all ORP amendment applications are reviewed by the GVRD Technical Planning Committee (comprising professional staff from the constituent municipalities) and by the Lower Mainland Review Panel (comprising elected officials representing the four Regional Districts within the Lower Mainland). Recommendations from GVRD staff, the T.P.C. and the Lower Mainland Review Panel are then forwarded to the Planning Committee of the GVRD which in turn makes a recommendation to the GVRD Board.

The City's application was reviewed by the Technical Planning Committee at its meeting on October 26, 1979. GVRD staff had expressed concern with issues of air quality, floodplain, aircraft noise impact, vehicular access, and creation of an URB-1 (Urban) area which is not contiguous with an existing URB-1 area. For these reasons, GVRD staff recommended that the application be referred back to the City of Vancouver with a request that the proposed Plan amendment be reconsidered following preparation of a land use plan for the subject area with consideration to the regional concerns for any urban-type development on the subject property.

The Technical Planning Committee recommended that this application be refused on the basis of the regional concerns as presented by GVRD staff, and the need for firm land use boundaries to be established in the subject area.

It should be noted that City Planning Department staff attended the Technical Planning Committee meeting and made representation of the City's position as expressed by Council in approving the proposed rezoning.

In giving consideration to the City's application at its meeting of Tuesday, November 6, 1979, the Lower Mainland Review Panel concurred with the T.P.C. recommendation that the application be refused.

The recommendations of the GVRD staff, the Technical Planning Committee, and the Lower Mainland Review Panel were considered by the GVRD Planning Committee

at its meeting of Wednesday, November 7, 1979. The following motion was carried by the Planning Committee:

That this application be referred back to the City of Vancouver as recommended by (GVRD) staff.

Attached as Appendix A is an extract of the Planning Committee meeting minutes. This recommendation would normally now proceed to the GVRD Board at its next meeting on November 28, 1979.

GVRD STAFF OBJECTIONS:

Appendix B attached outlines regional concerns raised by GVRD staff with respect to the suitability of residential use on the subject property and its compatibility with the existing industrial uses in the area.

Information regarding air quality, floodplain, aircraft noise impact, and vehicular access was contained in the reports considered by Council at the Public Hearing. GVRD staff have provided no information beyond that previously available and have also raised the concern about the urban boundary.

OPTIONS FOR COUNCIL'S CONSIDERATION

Following discussion with GVRD staff the following two options appear to be open in pursuing Council's September 13th decision to rezone the lands:

Option 1:

Council may wish to instruct the Director of Planning to prepare a response to the objections raised by GVRD staff (as endorsed by the Technical Planning Committee and the GVRD Planning Committee) and request that this response accompany the City's application when it is considered by the GVRD Board at its meeting on November 28, 1979.

Option 2:

Council may wish to ask the GVRD Board to defer consideration of the GVRD Planning Committee recommendation so as to enable the Planning Committee to reconsider the application in the light of response from the City to the objections raised by GVRD staff. If this option were pursued and approved by the GVRD Board, it is conceivable that the GVRD Planning Committee could reconsider the application at its meeting on December 5, 1979, with the GVRD Board considering the matter on or after December 12, 1979.

The Director of Legal Services advises that only those seven members of Council who attended the September 13th Public Hearing may discuss and decide on either of these options - (Mayor Volrich, Aldermen Bellamy, Boyce, Gerard, Harcourt, Little and Puil).

ALTERNATIVE ACTION:

There is a further alternative which the same seven members of Council may wish to pursue. This alternative would be to instruct the Director of Planning to respond to the objections raised by GVRD staff including development of an appropriate schematic land use plan for the area to address the urban boundary concern. Should this alternative be selected,

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subsequent discussion on a land use plan for the area would be open to the entire Council. The Director of Legal Services advises that the rezoning approval granted at the Public Hearing on September 13th could then no longer be pursued without going back to Public Hearing.

It is anticipated that staff preparation and Council approval of an appropriate schematic land use plan for the area could be completed by mid-January 1980. The rezoning application by Mr. Horner could then proceed back to Public Hearing (should Council so direct) along with the new information embodied in the land use plan for the area.

CONCLUSION:

Only those seven members of Council\* who attended the September 13th Public Hearing may decide on either of the two options or the alternative action noted above. Council's September 13th decision to rezone the Steel Brothers lands may be pursued if Council decides to proceed with Option 1 or 2. If the alternative action is selected by Council, approval of the rezoning at a new Public Hearing would be required before proceeding back to the GVRD with an application to amend the Official Regional Plan.

If Council decides to proceed with either Option 1 or Option 2 it would be important that staff and the City's GVRD Directors prepare to make presentations to the various authorities who will decide on the City's application to amend the Official Regional Plan.

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

\*The Council members present at the Public Hearing were:  
Mayor Volrich, Aldermen Bellamy, Boyce, Gerard, Harcourt,  
Little and Puil.

FOR COUNCIL ACTION SEE PAGE(S) 393

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

NOVEMBER 1, 1979

A special meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, November 1, 1979 at approximately 12:00 Noon.

PRESENT : Alderman Boyce, Chairman  
Alderman Puil  
Alderman Kennedy  
Alderman Ford  
Alderman Harcourt

ALSO PRESENT : Alderman Gerard  
Alderman Little

CLERK TO THE  
COMMITTEE : R. Cinnamon

(Alderman Boyce, Vice-Chairman of the Standing Committee of Council on Planning and Development, assumed the Chair for this meeting.)

RECOMMENDATION

1. Update of the Official Regional Plan

The Committee had for information a report of the City Manager dated September 26, 1979 (on file in the City Clerk's Office). The report provided background relevant to the meeting and established certain areas of impact which City staff and Civic officials might wish to draw to the attention of the Greater Vancouver Regional District staff. These concerns generally relate to the indirect impact on the future quality of life in Vancouver and deal with a broad variety of areas. These areas include:

- future food supply
- civic economy
- labour market and availability of jobs
- the housing stocks, prices and densities
- usage of recreational facilities and their impact on the social character of the City
- potential traffic and transportation problems arising from the redistribution of new population centres within the Lower Mainland area

In addition, arrangements were made for staff representatives of the Greater Vancouver Regional District to appear and familiarize members of Council with the present status of the Official Regional Plan. Mr. Bill Lane and Mr. Peter George presented a short, concise summary of recent developments & progress being made in the preparation of the plan. Extensive reference was made to material previously distributed to Council (on file in the City Clerk's Office). Mr. George, of the G.V.R.D., advised that a more concise statement of the Official Regional Plan should be available before the end of 1979.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 1, 1979

(I-2)

Clause No. 1 cont'd:

In the ensuing discussion Committee members and Civic staff expressed continuing concern for certain of the designations for land use proposed by the G.V.R.D. planners. In particular, three general points surfaced which the Committee felt obliged to draw to the attention of the G.V.R.D. representatives.

The first point dealt with the relative priority assigned to developing versus existing centres within the region. The Committee viewed with concern the question of restriction or redirection of Downtown growth to the eventual detriment of the City core.

The second issue addressed by the Committee related to the district centre designation assigned to both the North Shore and Richmond and the regional centre designations in the four perceived developing centres. The Committee felt that it was inappropriate for the plan to sidestep those conditions created by the "in place" populace of Richmond and the North shore in favour of a program to create alternative centres of equal or greater size. In essence, the Committee viewed this move as counter-productive in that an accommodation of the new regional centres would tend to heighten the problems presently experienced by Vancouver.

The third area dealt with by the Committee involved the level of regional control over local development decision making and whether or not that control should be different for developed districts as opposed to developing areas.

The G.V.R.D. staff advised that the comments of all member Councils will be incorporated in the next report scheduled for distribution to the Municipal member Councils and the G.V.R.D. Board of Directors by Spring of 1980. The Committee also was advised that the G.V.R.D. Board could adopt the revised plan as the official development plan for the region without the concurrence of the member Municipalities. Greater Vancouver Regional District staff, however, hastened to add that this was neither the preferred nor anticipated procedure.

**RECOMMENDED**

- A. THAT the report of the City Manager dated September 26, 1979 (on file in the City Clerk's Office) and the presentation of the G.V.R.D. staff be received for information.
- B. THAT the appropriate staff of the City of Vancouver continue to follow up this Committee's concerns as expressed in this report with the staff of the Greater Vancouver Regional District.
- C. THAT the Greater Vancouver Regional District's staff incorporate specific concerns of the City of Vancouver in the framework of the Official Regional Plan and report back to the Committee.

\* \* \* \*

The meeting adjourned at approximately 1:30 p.m.

\* \* \* \*

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

II

NOVEMBER 1, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 1, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Gerard  
 Alderman Little  
 Alderman Marzari

ALSO PRESENT: Alderman Ford (Clauses 2 & 3)  
 Alderman Puil (Clause 2 only)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, October 18, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION1. Kimount Boys and Girls Club

The Committee considered a Manager's report dated September 27, 1979, in which the Director of Social Planning reported that the Kimount Club at 395 East 6th Avenue should be retained, renovated and leased to the Boys & Girls Clubs of Greater Vancouver who will continue operating it as a community centre.

Council had resolved on July 26, 1977 that a decision on the future of the Kimount Club be deferred until the new Kivan Club at 914 East 12th Avenue has been in operation for six months which would be until May of 1980. Based on that Council motion, the City Manager, in the report, said he could see no reason why Council should reverse that position now.

Appearing before the Committee on this matter were Mr. John Jessup of the Social Planning Department, Mr. Dave Peddle of the Civic Buildings Department, Mr. Al Hickey of the Boys & Girls Clubs of Greater Vancouver and Mr. Alfred Worthington of the Mount Pleasant Neighbourhood Association.

There was an extensive discussion on the matter during which Mr. Jessup reiterated comments contained in the Manager's report including the fact that 50% of parents whose children now attend the Kimount Club are reluctant to send them to the new Kivan Club because of traffic hazards. It was pointed out 300 people each week use the Kimount Club and that ever since the Council resolution of 1977 on the possibility of selling the Kimount property, the club has operated with uncertainty.

Repairs estimated by the Civic Buildings Department to cost \$124,000.00 are necessary at the Kimount Club and adequate staffing should be provided to enable the Club to continue operating, Mr. Jessup reported.

Continued: . . .

Report to Council  
Standing Committee of Council on Community Services  
November 1, 1979

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Clause No. 1 Continued

For these reasons the Director of Social Planning recommended the Kimount building be retained for community use, upgraded to City standards and continue to be operated by the Boys & Girls Clubs of Greater Vancouver. He also recommended an additional grant over and above the 1979 grant to the Boys & Girls Clubs of \$18,000.00 a year for five years to cover the salary of a program director for the Kimount Club; that a grant of \$45,000.00 be approved to enable the Boys & Girls Clubs to undertake improvements to the Kimount building and that Council allocate \$50,510.00 to replace the interim funding of the Kivan Club which was previously anticipated to come from the sale of the Kimount site.

During discussion, the Committee questioned whether the renovations, proposed to be reduced from the City's estimate of \$124,000 to \$72,826 and further reduced to \$45,000 by the Boys & Girls Clubs doing the work, would provide an adequate building for community use.

Mr. Jessup replied the club has provided an undertaking that it will renovate the building to City standards for \$45,000.

In response to a question by a Committee member, Mr. Worthington of the Mount Pleasant Neighbourhood Association estimated there are 7,000 children to be brought up in the neighbourhood who will have no place to go after school and money spent on the Kimount Club may prevent future problems of juvenile delinquency. Mr. Jessup added that Police Team #35 hopes the club will not close as it helps keep pre-teen children off the street and away from hardcore delinquents in the area.

Mr. Hickey of the Boys & Girls Clubs advised the Committee he would prefer a decision from Council as soon as possible as the organization has to plan for its 1980 operations and will be making its annual presentation for funds to the United Way in two weeks. He added repairs should commence as soon as possible as the roof at Kimount has a leak in it.

A Committee member questioned whether a City-owned Lot "C" located two lots to the west of the club in the 300 block East 6th has to be retained and whether it might be sold to help offset the City's costs of retaining the Kimount Club.

Following discussion, it was

RECOMMENDED

THAT the Director of Social Planning's recommendation "that City Council approve in principle an additional grant, over and above the 1979 grant to the Boys and Girls Clubs, of \$18,000 a year for 5 years to cover the salary of the Kimount Club Program Director" be referred for consideration to the Standing Committee on Finance and Administration.

- LOST

(Aldermen Bellamy, Marzari and Rankin opposed.)

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
November 1, 1979

(II-3)

Clause No. 1 Continued

It was

RECOMMENDED

- A. THAT the Kimount Club building at 395 East 6th Avenue be retained for community use, upgraded to City by-law standards and continue to be operated by the Boys & Girls Clubs of Greater Vancouver.
- B. THAT the Boys & Girls Clubs of Greater Vancouver be granted a five year lease of the building from the City at a rent of \$1.00 a year, subject to the usual terms and conditions, and that the Director of Legal Services be instructed to draw up and execute a lease between the City and the Boys & Girls Clubs to this effect.
- C. THAT City Council approve in principle an additional grant, over and above the 1979 grant to the Boys & Girls Clubs, of \$18,000 a year for five years to cover the salary of the Kimount Club Program Director.
- D. THAT City Council approve an expenditure of \$45,000 to enable the Boys & Girls Clubs of Greater Vancouver to undertake the improvements proposed in this report for the Kimount Boys & Girls Club at 395 East 6th Avenue with the source of funds being the 1979 Supplementary Capital Budget; this amount to be allocated to a special City account from which the Boys & Girls Clubs will draw funds as work is undertaken upon certification of the Director of Civic Buildings.
- E. THAT City Council approve an amount of \$50,510.00 to replace the interim funding of the Kivan Club which was previously anticipated to come from the sale of the Kimount site with the source of funds being the 1979 Supplementary Capital Budget.

And it was further

RECOMMENDED

THAT the City Manager report to Council on the future of City-owned Lot "C" two lots to the west of the Kimount Boys & Girls Club.

2. Smilin' Buddha Cabaret

The Committee considered a report dated September 17, 1979 from the Police Department (copy circulated) in which incidents of poor management on various occasions between January 4, 1979 and August 31, 1979 were detailed. The Police report concluded with a statement that it appears the owner-manager is either unwilling or unable to control the premises and that major infractions include overcrowding, drunkenness, juveniles on the premises being served, disorderly conduct and open hostility on the part of the patrons.

Continued . . .

Report to Council

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Standing Committee of Council on Community Services

November 1, 1979

Clause No. 2 Continued

Also before the Committee for consideration was a letter dated October 29, 1979 (copy circulated) from Ms. Diane Kilpatrick, lawyer for Mr. Lachman Das Jir, operator of the Smilin' Buddha Cabaret, prepared in response to the Police report. In her letter, Ms. Kilpatrick concluded that problems with the club appear to have been solved to the present satisfaction of the Police and the Liquor Control & Licensing Branch.

Appearing before the Committee on this matter were Insp. J. Grierson of the Police Department, Smilin' Buddha operator-manager Lachman Das Jir, his lawyer Ms. Diane Kilpatrick, and the new manager of the club, Mr. Clayton McKay.

During discussion the Committee noted that Mr. Jir appeared before the Committee in 1977 at which time the Committee was advised by the Police that the cabaret was the worst of all the cabarets in the Downtown Eastside area for drunkenness and other infractions.

Insp. Grierson advised the Committee the overall operation of the Smilin' Buddha Cabaret has not been acceptable for years and that he can see no reason why it should continue to operate.

Ms. Kilpatrick and Mr. McKay told the Committee the operation has improved considerably since the last Police report of August 31, 1979, and pointed out the Liquor Control & Licensing Branch held a hearing on October 11, 1979 and the Branch agreed to take no further action. Ms. Kilpatrick pointed out no charges of drunkenness have been laid and that ID checks by the doorman have been stepped up. Ms. Kilpatrick submitted that there has been two months of reasonable operation and requested the Committee to give Mr. McKay more opportunity than the two months he has had as club manager to prove himself as a competent operator.

The Committee felt, however, that it could not look only at the last two months, that it must consider the occurrences at the establishment as outlined in the Police report.

Following discussion, it was

**RECOMMENDED**

THAT Mr. Lachman Das Jir, owner of the Smilin' Buddha Cabaret, be requested to appear before Council to show cause why his license should not be suspended.

3. Downtown Housing Implementation Committee - Second Report

The Committee considered a Manager's report dated October 5, 1979, in which the City staff Downtown Housing Implementation Committee provided its second report to the Committee on ways and means of improving the standard of housing in the Downtown Eastside.

The nine-page comprehensive report touched on a wide variety of issues related to the provision of a higher quality of housing and was accompanied by a draft by-law which prescribes standards for the maintenance and occupancy of property within the City of Vancouver.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
November 1, 1979

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Clause No. 3 Continued

The Chairman of the Downtown Housing Implementation Committee, Deputy Social Planning Director Doug Purdy, appeared before the Committee and pointed out the Manager's report is a lengthy and complicated one requiring detailed examination by the Committee. He reviewed some key aspects of the report for the Committee but it became obvious the Committee would not have sufficient time to deal with the report this date.

Ms. Jean Swanson of the Downtown Eastside Residents' Association told the Committee the provision of new housing is critical in any program to upgrade housing in the Downtown Eastside and noted only one paragraph in the report deals with the provision of new housing. She suggested Council should instruct the Downtown Housing Implementation Committee to investigate ways of encouraging new housing, including reactivating the City Housing Corporation, asking the Provincial Government to reinstate rent subsidies; renovation of the upstairs of the old firehall for housing using government programs; and a grant to either the City Housing Corporation or a non-profit group to make rents affordable.

Following brief consideration, it was

RECOMMENDED

THAT further consideration of the City Manager's report dated October 5, 1979, on the Downtown Housing Implementation Committee's second report be deferred to the next meeting of the Committee.

The meeting adjourned at approximately 3:25 P.M.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 393-394

II (i)

REFERS TO CLAUSE NO. 1

CC 62-11.H-75

MANAGER'S REPORTDATE 13th November 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Sale of Lot C, West of Kimount Boys and Girls Club -  
300 Block East 6th Avenue

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"In the November 1st meeting of the Standing Committee on Community Services, the status of City-owned Lot C, Block 27, D.L. 200A, adjoining the privately-owned lot west of the Kimount building at 395 East sixth Avenue was questioned.

This isolated City lot has been held off the market as part of a possible exchange or assembly of land using the site now occupied by the Boys Club on the east end of the block.

It is noted that Lot C is neither used nor needed for the Boys Club operation, and has been the subject of many enquiries by the adjoining owners and/or agents to have this City lot placed on the market in order that a viable apartment site can be created on the west portion of the block.

Council approval of the concurrent committee report recommending continued operation of the Boys Club in this location will preclude the possibility of a land assembly being carried out on this site in the near future.

In view of the foregoing, the alternatives are:

- (a) to continue holding the land for assembly until such time as the Boy's Club no longer has a use for the building and land,
- OR
- (b) authorizing the Supervisor of Properties to advertise Lot C, Block 27, D.L. 200A for sale on the open market, and the proceeds be credited to the Property Endowment Fund for purchase of more strategic land.

Should Council approve the Committee's recommendation, the Supervisor of Properties recommends that he be authorized to advertise Lot C, Block 27, D.L. 200A for sale on the open market, and the proceeds be credited to the Property Endowment Fund for purchase of more strategic land."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Supervisor of Properties.

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III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

NOVEMBER 1, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 1, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford  
Alderman Kennedy  
Alderman Puil

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Preservation of the Model School Building

The Committee considered a memorandum dated October 30, 1979 (on file in the City Clerk's Office) from the Chairman of the Vancouver Heritage Advisory Committee recommending 'that the City explore ways to economically develop the site combined with heritage designation and conservation and use of the building'. The Heritage Committee recommended that the Director of Planning be requested to report on the advisability and terms of rezoning the site, presently owned by the Vancouver School Board, from RT-2 to CD-1 including uses allowed and maximum density and site coverage, i.e. infill while retaining the Model School Building.

In answer to a question regarding the Province's plans for the Family and Children's Court Facilities, Mr. F. Bowers, City Manager, advised that there are two plans, one favoured by the Attorney-General and one favoured by B.C. Buildings Corporation. The whole matter has been referred to the Treasury Board.

Mr. J. Gift-Ellis, Heritage Planner, advised that the purpose of the Heritage Committee's proposal would be to indicate what may be accomplished on the School Board land, retaining the building.

Mrs. R. Fleming, Chairman of the Vancouver Heritage Advisory Committee, advised that if the School Board was offered this change in zoning, it may encourage the Board to retain the building. The Provincial Government has indicated it will make every effort to retain the Normal School.

Committee members felt that this proposal should not be looked at in isolation but be included as part of the study on the City Hall Precinct currently underway. Staff have held discussions with the major landowners in the Precinct and further discussions should include the possibility of retention of these two buildings, and possible rezoning of the School Board site to CD-1.

RECOMMENDED

THAT the Director of Planning include in the report on the City Hall Precinct, consideration of:

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 1, 1979

(III-2)

Clause No. 1 cont'd:

- possible rezoning of the Model School site to CD-1 and the allowable uses, density, etc.
- retention of both the Model and Normal School buildings.
- possible uses for both buildings.

2. Park Site #19

Mr. B. Downs and Mr. G. McGarva, Downs/Archambault, Architects, were present to advise the Committee on the progress of the feasibility study for the retention of some older homes on Park Site #19, which they are undertaking for Heritage Canada.

Mr. Downs advised that they were attempting to develop not just a recreational or visual open park, but a park that relates to social needs, i.e. a stable area, sense of neighbourhood place, extension of housing.

With the aid of slides, Mr. Downs illustrated the various stages of implementation and what would be desired:

- mainly pedestrian park
- ensure nighttime use
- minimize dislocation of residents
- retain on-site amenities

The Park Board comments include:-

- unsure about private dwellings on a park
- should have large open space for casual games
- should be for young and old
- low maintenance, low cost
- it should be evident at each corner that it is a park

The comments from City staff include:

- retain older housing stock
- retain designated housing
- do not develop another blank open space such as Nelson Park

Mr. Downs advised that at the completion of the implementation stages there would probably be twelve buildings retained, including the Roedde House and the two apartment buildings for revenue.

Mr. Downs advised that the purpose of presenting a progress report to the Committee was to obtain some reaction to the proposal before the study is completed.

RECOMMENDED

THAT the verbal presentation of Downs/Archambault be received noting that the Committee is supportive of the general concept that is evolving.

3. Population Change and Its Impacts

The Committee considered a report of the City Manager dated October 25, 1979 (on file in the City Clerk's Office) in which

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 1, 1979

(III-3)

Clause No. 3 cont'd:

the Director of Planning summarizes the presentation made at a seminar to brief Aldermen and Department Heads about potential population changes and the potential impact of such changes on City programmes and services. The report addresses some of the more important issues and questions raised in discussion and recommends that Council concur with a set of procedures for keeping abreast of population change and its impacts.

The Committee felt that with the declining school population, the City should investigate possible uses for school buildings. The City Manager suggested that the School Board be requested to contact the City and discuss possible uses for any schools which the School Board is thinking of closing down.

After discussion, the Committee,

**RECOMMENDED**

- A. THAT the Director of Planning continue to monitor population and related changes, with findings and forecasts to be reported to Council on a regular basis.
  - B. THAT the Director of Planning assess the significant implications of these changes and trends for civic operations and report them to Council and those civic departments potentially affected.
  - C. THAT a meeting be arranged in the near future and the School Board and staff be invited to discuss with the Committee, the issue of declining school enrollments and possible uses for school buildings that may become vacant as a result.
4. Champlain Heights - Area A  
(Sites 4, 5 and 6)

The Committee considered a report of the City Manager dated October 19, 1979 (on file in the City Clerk's Office) in which the Director of Planning reviews alternative land use and development options for Sites 4, 5 and 6 in Champlain Heights, a 1.54 hectare (3.8 acres) site fronting onto 58th Avenue, just east of Kerr Street, bounded on the west by the Salvation Army personal care home, Champlain Mall commercial centre on the north, public housing (Champlain Place) on the east and rental and market townhouse developments to the south. A public walkway is also located along the east property boundary providing pedestrian access from 58th Avenue to Champlain Mall.

The original conditions of development for the subject site approved in 1970 permitted high-rise apartments and were later amended in 1975 to include twin point tower apartments, church and related school as proposed by the Open Bible Chapel Society. In 1978 the Society officially withdrew from the purchase of this site leaving the property free for marketing.

In view of the current status of the Champlain Heights development and the delays in developing this site, Council, in August 1978 resolved that the Director of Planning and the Supervisor of Properties review the present situation in the area and report back on the most appropriate type of development for these lots.

The 1968 Plan of development for the southeast sector of Vancouver proposed the development of high-rise apartments in order to provide a range of housing accommodation in the area

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 1, 1979

(III-4)

Clause No. 4 cont'd:

and to help identify the location of Champlain Mall in the community (i.e. in a similar manner to Oakridge). This objective is now questioned, however, in view of local resident concerns, new identified needs in the community, and city population and housing trends.

Local residents are very interested in the future development of this site as evidenced by public inquiries and past controversy concerning the Open Bible Chapel Society proposal. On the basis of these earlier concerns and a meeting with community representatives, the following objectives are considered a reasonable summary of the community's viewpoint for the subject site:

- The development scheme should be compatible with the surrounding housing (i.e. in terms of use and scale of development);
- The uses should be community-oriented;
- The project should not generate a significant increase in vehicle traffic or on-street parking in the area;
- The residential character of 58th Avenue should be maintained;
- Family ground-oriented housing should be provided on at least a portion of the site;
- As many specimen trees should be preserved on the site as possible; buffers should be retained around the site perimeter to screen adjoining developments;
- Seniors and subsidized housing projects should be restricted from developing on this site (i.e. there is already a concentration of this type of housing in the area);
- The City should impose strong development controls on this site.

Based on analyses of recent studies on both housing and commercial development, the Director of Planning and Supervisor of Properties suggested the following development options:

Alternative 1 - Townhouses -

Provide additional moderately-priced family housing and retain the residential character of 58th Avenue in terms of scale, density and vehicle traffic, by developing townhouses on the entire site at a similar density to adjacent market housing in the area.

Alternative 2 - Commercial-Housing Mix -

Townhouses are proposed on the south portion of the site (at similar density to Alternative 1) in order to maintain the residential character and amenity of 58th Avenue. In contrast, the north portion of the site is intended to provide additional site area to accommodate the expansion of Champlain Mall.

Alternative 3 - Point Tower Apartments -

Twin point apartment tower development based on the guidelines approved for the Open Bible Chapel Society, excluding schools, church and related uses, to provide a wider mix of tenure and uses, more housing units, and to identify the location of the commercial centre in the community.

The Director of Planning and Supervisor of Properties jointly recommend that Alternative 2 be approved and that they negotiate with the Hudson's Bay Company subject to acceptable financial return to the City, suitable design and community support.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 1, 1979

(III-5)

Clause No. 4 cont'd:

The Director of Planning also believes it is essential to undertake a comprehensive design approach to integrate the housing and commercial components with each other and to protect adjacent housing, therefore, it is proposed that a co-ordinating architect be engaged by the City to prepare a conceptual design to guide future development on the subject site.

The Property Endowment Fund Board at its meeting on October 19, 1979 endorsed the recommendation of the Director of Planning and Supervisor of Properties.

The Committee noted that the Champlain Heights Planning Advisory Committee would be considering this report and their input should be obtained.

After discussion, the Committee,

RECOMMENDED

- A. THAT Council approve Alternative 2 subject to satisfactory negotiations as generally outlined in the report of the City Manager dated October 19, 1979.
- B. THAT the Supervisor of Properties and Director of Planning be instructed to negotiate with representatives of the Hudson's Bay Company and report back to Council within six months.

\* \* \* \*

The meeting adjourned at approximately 2:25 p.m.

\* \* \* \*

FOR COUNCIL APPROVAL

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

IV

November 1, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 1, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
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COMMITTEE CLERK:	J. Thomas
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The minutes of the meeting of October 18, 1979, were adopted.

1. Pedestrian Crossing Conditions on Hastings Street at Kamloops Street

Consideration of the City Manager's Report dated October 23, 1979, dealing with an application for a traffic signal at the intersection of Hastings and Kamloops Streets, was deferred to the next meeting at the request of representatives of the Hastings Chamber of Commerce.

RECOMMENDATION

2. Review of Traffic Conditions - Moberley Road at Market Hill - False Creek, Area 6, Phase I

In a City Manager's Report dated October 19, 1979 (circulated) the City Engineer reviewed a request from the False Creek Development Consultant that additional temporary parking be permitted on Moberley Road adjacent to Market Hill.

The report addressed the request in the context of the False Creek traffic plan and existing traffic conditions on the Moberley Road section of False Creek. The False Creek Development Consultant recommended 10 additional parking spaces be provided as follows: three parking stalls in the indented loading zone on the north side of Moberley for evening parking, and seven on the south side of Moberley on a temporary basis, pending completion of the Heather parking structure.

The City Engineer concluded the request should not be approved as it would not be consistent with current City policies which placed emphasis on pedestrians and encouraged maximum diversion from the private automobile. The City Engineer also recommended that additional parking be encouraged on the presently under-utilized Johnston's parking lot, off 6th Avenue, by upgrading information signing on the lot.

Clause 2 continued

The Assistant City Engineer, Traffic Division, and Mr. E.D. Sutcliffe, False Creek Development Consultant, briefly addressed the Committee and discussed aspects of the report pertinent to their respective positions on this matter.

RECOMMENDED

THAT ten (10) on-street parking spaces requested by the False Creek Development Consultant be approved on a temporary basis pending completion of the Heather parking structure.

3. Level Crossings on B.C. Hydro Railway

In accordance with a City Council instruction that an investigation be conducted of traffic safety conditions on level crossings of the B.C. Hydro Railway from False Creek to Marpole, the City Manager submitted for consideration a report dated October 18, 1979 (on file), in which the City Engineer examined current crossing conditions and recommended locations where additional crossing protection should be considered.

The report examined the various types of control provided at the 38 at-grade crossings on the Marpole branch of the B.C. Hydro Railway Line extending from False Creek to the Fraser River. The report noted traffic volumes ranged from lightly travelled residential streets and lanes to major arterials such as Broadway and Burrard. The six to twelve trains using the line each day had maximum speeds of 16 km/h in the section from False Creek to 16th Avenue, and 32 km/h from 16th Avenue to the Fraser River.

The Railway had recently requested an upgrading of the crossing protection at several intersections and the elimination of crossings entirely at a number of other locations. Based on an evaluation of present conditions, the City Engineer recommended automatic protection devices be installed at five locations; however, following detailed examination of the locations requested closed by the Railway, the City Engineer recommended that they not be closed in view of the service and access needs of the area, low traffic volumes and train activity and limited accident history. These recommendations had been reviewed by B.C. Hydro staff who were in agreement.

The report also noted in order to provide the automatic protection devices, it would be necessary to make application to the Canadian Transportation Commission. The CTC representatives had indicated up to 80 percent of the cost would come from the Railway Grade Crossing Fund, 7½ percent from the Railway Company, leaving 12½ percent (approximately \$25,000) as the City's share to be met from the 1980 Traffic Control Reserve Fund. Indications were that the CTC would favourably consider a funding request.

During discussion, a Committee member questioned the City Manager on the future of the Marpole Line in the event rapid transit was introduced on the Arbutus corridor. Mr. Bowers advised initial proposals called for a parallel track to service rapid transit.

RECOMMENDED

A. THAT automatic railway crossing protection on the Arbutus corridor railway be requested at:

- 1) Fir Street - 5th Avenue
- 2) 4th Avenue
- 3) 3rd Avenue
- 4) 37th Avenue
- 5) 57th Avenue

Clause 3 continued

- B. THAT the Director of Legal Services be instructed to apply to the CTC for automatic crossing protection at these locations and a contribution towards cost of installation;
- C. THAT the City Engineer be authorized to sign plans on behalf of the City;
- D. THAT the amount of \$25,000 be included in the 1980 signal program submission from the Traffic Control Reserve Fund.

4. Analysis of Left-turn Options at Signalized Intersections

On February 13, 1979, City Council approved a recommendation of the Transportation Committee that the following motion be referred to the City Engineer for study and report back:

"THAT WHEREAS most, if not all, main thoroughfares of the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist."

In a Manager's Report dated October 11, 1979 (on file), the City Engineer reported on his study of present practices regarding the 83 turn prohibitions which exist at 286 locations in the City and examined the types of solutions available to solve problems created by left turning traffic.

The report noted several intersections had been reviewed as a result of the Council's motion and examples of typical solutions were presented for the following intersections:

- Commercial at 1st Avenue
- Victoria at 12th Avenue
- Nanaimo at Hastings Street
- Main at 12th Avenue

The Department believed that the existing strategy of providing for left turns wherever possible and prohibiting them only when no alternate course was available was the most workable approach. Improvement in the problems caused by left turning vehicles could be overcome by:

- a) Signal timing changes
- b) Addition of a flashing green arrow
- c) Parking prohibitions in the vicinity of the intersection

Clause 4 continued

- d) Painted left turn bays
- e) Construction of left turn bays
- f) A left turn prohibition.

An upgraded signal inter-connection system as part of an overall traffic management scheme would help in reducing capacity problems and therefore assist left turning movements.

The City Engineer recommended:

- A. That the City continue with the policy of banning left turns only at intersections which clearly benefit from this action without detrimentally affecting adjacent local streets and where other methods described above are not effective.
- B. That the City Engineer continue to evaluate signalized intersections for left turn problems with the implementation of appropriate solutions such as signal timing changes, flashing green arrows, left turn bays, parking bans or prohibitions as needed.

During discussion, members of the Committee referred to various locations where traffic flow was impeded by left turns. The City Engineer was requested to examine particularly the east side of the City and the intersections of 41st and Granville, and Broadway and Cambie.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, commented the simple solution would be to ban peak hour on-street parking in the vicinity of major intersections, however, this move would not be supported by local business.

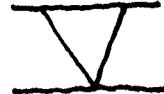
RECOMMENDED

THAT the City Manager's Report dated October 11, 1979, be received for information.

\* \* \* \* \*

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 395

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

November 1, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 1, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT:      Alderman Puil, Chairman  
                       Alderman Gerard  
                       Alderman Ford  
                       Alderman Little  
                       Alderman Marzari

CLERK:        G. Barden

RECOMMENDATIONS

1.    Cultural Grant Request - Polish Friendship "Zgoda" Society - \$7,910

The Committee considered a Manager's Report dated October 18, 1979 (previously circulated) wherein the Director of Social Planning reported on the Polish Friendship "Zgoda" Society's request for \$7,910 from the City to support a year of activities for their "Folk Dance Group". Their performances at Community Centres, Senior Citizen Homes, and Festivals are free to the public. The individual members volunteer their time and efforts and contribute toward costs such as busing, music and equipment. The Dance project budget of \$7,910 includes such items as a fee for a dance teacher, costumes for Polonaise, bus rentals, books, music and equipment. Civic cultural grants are not normally extended to cover these costs for amateur arts organizations. The City currently supports folkloric activities of numerous groups such as "Zgoda" through a block grant of \$20,000 to "Folkfest", and with subsidies of from \$500 to \$1,500 to smaller community festival organizations who present this type of ethno-cultural activity.

Messrs. Stanley and Mark Jaworski, Polish Friendship Society, attended the meeting and spoke to their request.

During discussion, the Committee felt it could not approve a cultural grant for this group as it would set a precedent for all amateur groups to receive cultural grants directly rather than through Folkfest. It was suggested that they might pursue a grant through a tax exemption and this could be investigated with City staff.

Following further discussion, it was

RECOMMENDED

- A. THAT no action be taken on the grant request of the Polish Friendship "Zgoda" Society.
- B. THAT the City Manager investigate what community service component this organization is providing to citizens and report back on its eligibility for receiving a grant, including tax exemption.

Report of Standing Committee  
on Finance and Administration  
November 1, 1979

(v - 2)

2. Request of Vancouver Neurological Centre for a Grant  
Relating to Building Alterations at 3812 Osler Street

The Committee considered a Manager's Report dated October 18, 1979 (previously circulated) wherein the Director of Finance reported on a letter from the Vancouver Neurological Centre as follows:

"Relative to renovations the B.C. Neurological Group Homes Society had to make at the above address, the Society incurred extra expenses in the amount of \$1,785.00 to satisfy various inspecting departments. These extra costs involved changes required after the plans had been approved, development and building permits acquired, tenders opened and a contract let. The extras involved primarily the Health and Fire Departments and are as follows:

Supply and apply gypsum board to walls surrounding basement stairwell complete with all necessary framing and backing	\$ 95.00
Supply and install stair handrail from lower landing to basement floor level	\$ 45.00
Supply and install smoke detectors in hallways in accordance with instructions from the Fire Marshal's Office	\$550.00
Install lavatory basin, light and fan in basement	\$770.00
Framing, gyproc, shelving and painting in food storage room	\$325.00

We would appreciate your consideration for reimbursement to the Society of \$1,785.00 from the City as it is an overrun in costs not taken into consideration while finalizing financing arrangements."

Mr. T.W. Meredith, Vancouver Neurological Centre, attended the meeting and stated that the costs of the changes would have been included in the mortgage from Central Mortgage and Housing Corporation if the Centre had been notified of the changes prior to finalization of the mortgage.

The Committee questioned staff and it was determined that the usual administrative procedure had not been followed whereby all changes required to meet City by-laws are forwarded to the applicant at the time the development permit is approved.

The Director of Finance stated that, in his opinion, even if various City inspectional staff could be faulted and could be said to have demanded legitimate but after the fact corrections or further alterations, the City could not in any way support the idea that it would be responsible for paying the cost.

The Comptroller of Budgets and Research advises that, if Council approves this grant request, the source of funding will be Contingency Reserve.

Following further discussion, it was

RECOMMENDED

THAT the City Council approve a grant of \$1,785 to the Vancouver Neurological Centre.

Report of Standing Committee  
on Finance and Administration  
November 1, 1979

(V - 3)

3. Licence Fee for Live-aboard Boats

The Committee considered a Manager's Report dated October 1, 1979 (previously circulated) wherein the Director of Finance reported on licence fees for live-aboard boats, and gives background information and suggested increase in fee schedule for 1980 as follows:

"To incorporate the increases in taxes for 1978 and 1979, as directed by Council, an increase of 4.5% in the live-aboard licence fee is required. The resulting fees are shown below:

<u>Length of Boat</u>	<u>1979 Licence Fee</u>	<u>Proposed 1980 Licence Fee</u>	<u>Increase Over Current Fee</u>
0' - 21'	\$243.00	\$254.00	\$11.00
21' - 30'	283.00	296.00	13.00
31' - 39'	345.00	361.00	16.00
40'+	425.00	444.00	19.00
Average Change in Fee over prior year's fee	22%	4.5%	

These changes would result in the average live-aboard boat owner paying a \$361.00 licence fee. By way of comparison, the average single family residence paid total taxes of \$968.00 (\$588.00, net of home owner grant)."

The current live-aboard licence fee was set by Council in 1978 based on 1977 costs. At that time, Council recommended that the 1979 review reflect tax increases for 1978 and 1979. On this basis, a 4.5 percent increase in licence fees is recommended, which would result in an average increase of \$16.

Following discussion, it was

RECOMMENDED

- A. THAT the 1980 fee schedule be as follows (based on a 1979 cost base):

<u>Length of Boat (Lineal Feet)</u>	<u>Annual Fee</u>
0' - 21.9'	\$254.00
22.0' - 30.9'	296.00
31.0' - 39.9'	361.00
40.0'+	444.00

- B. THAT this fee schedule be revised annually in the future.

- C. THAT the Director of Legal Services be directed to revise the License By-law to reflect the 1980 fee schedule for live-aboard licences.

\*\*\*\*\*

The meeting adjourned at approximately 4:30 p.m.

\*\*\*\*\*

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES**VI**

NOVEMBER 8, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 8, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Little  
 Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION AND CONSIDERATION1. Liquor Store at Main and Hastings Streets

The Community Services Committee earlier this year considered a Manager's report in which the Director of Social Planning and the Chief Constable reported on progress toward improving the situation at the Main and Hastings Streets liquor store, and on September 11, 1979, Council approved a recommendation from the Committee that the Chief Constable report his reaction and any recommendations he may have on the Committee's proposal to ask Provincial authorities to close or relocate this particular liquor store.

The Committee had before it a Manager's report dated October 12, 1979, in which the Director of Social Planning and the Chief Constable reported that while some improvements have been observed, problems still exist such as high sales of fortified wine, bottles strewn throughout the area, large numbers of intoxicated persons around the store, an increase in liquor related crimes and a large number of arrests in the area.

The report explained Social Planning staff met with Mr. Stan Dubas, Director of Management Services of the Liquor Distribution Branch who indicated the Branch is not willing to close the store, that the Branch agrees there are problems surrounding the store and the Branch is willing to take certain steps towards an improvement in the situation.

The report outlined the following steps which the Branch intends to undertake:

- "a) Until now the store has been selling to hotels, and fills mail orders and coastal agency orders. The store will no longer provide services to anyone except customers in the area. Mr. Dubas indicates that this will reduce the sales from that store from \$3 million to \$1,500,000. They plan, however to keep on the existing number of staff so that the staff will have more time to deal with existing customers.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI-2)

Clause No. 1 Continued

- "b) The Branch has been in contact with the Attorney-General's Department in order to set up training programs for the staff. These programs will be geared to assist staff in working with intoxicated and aggressive customers.
- "c) The Branch will hire a qualified security officer who will maintain order in the store and act as liaison with the community.
- "d) The Branch will utilize its own staff to clean up bottles in the area.
- "e) The Branch will carry out a marketing survey to identify the types of customer and types of liquor purchased. The Social Planning Department questioned the sale of Caravelle wine, a fortified wine. Mr. Dubas reports an increase in price will take place shortly and this may affect the sales of this particular product. He has also indicated that the Branch is willing to look at the effect of the sale of this item on local residents in the Downtown Eastside.
- "f) Finally, and perhaps most importantly, Mr. Dubas indicated his organization is willing to meet with the Vancouver Police Department and the Social Planning Department on a regular basis to discuss the problems of the store at Main and Hastings. "

The Manager's report concluded with recommendations from the Director of Social Planning and the Chief Constable that they report back in six months on the impact of the proposed changes and that Council request the Liquor Branch to discuss plans for future stores with City officials prior to decisions being made regarding location.

Mr. Stan Dubas, Ms. R. Shearer of the Social Planning Department and representatives of Downtown Eastside Residents Association appeared before the Committee on this matter.

During consideration some members expressed a desire to have the liquor store closed or relocated while others felt relocation would mean the problems associated with the store would also be relocated.

The Committee noted the Liquor Branch intends to conduct a marketing survey to identify the types of customers and types of liquor purchased, and the Committee expressed an interest in receiving a copy of the findings.

Representatives of the Downtown Eastside Residents' Association said they would prefer to see the store closed and pointed out customers in the store are sometimes buying for intoxicated persons who remain outside.

Mr. Dubas responded that the Branch is serious in its endeavours to improve the situation; that it will police the operation carefully to ensure liquor is not being sold to inebriated persons, but he pointed out the staff can only stop the sale of liquor to persons within the store.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI-3)

Clause No. 1 Continued

Following further discussion, it was

**RECOMMENDED**

THAT the Liquor Control & Licensing Branch be requested to provide a copy of its market survey of the Hastings and Main Streets liquor store to City Council's Community Services Committee.

A recommendation

THAT the Minister of Consumer Affairs be requested by City Council to close the Main and Hastings Streets liquor store

resulted in a TIE vote and is therefore submitted for Council's CONSIDERATION.

(Aldermen Bellamy and Rankin opposed.)

RECOMMENDATION

**2. Care of Chronic Alcoholics**

City Council on August 14, 1979, approved a number of recommendations from the Community Services Committee regarding the continuing problem of chronic alcoholics in the Downtown area and requested the City Manager to contact Provincial Government departments to determine areas of responsibility in this matter for report back to the Community Services Committee.

The Committee considered a Manager's report dated October 24, 1979 in which he reported his efforts to set up meetings with Provincial representatives to discuss responsibilities for chronic alcoholics have not been successful.

No reply has been received from the Minister of Human Resources, the Minister of Health replied priorities for the alcohol and drug program are under review and any such meeting should be deferred until after the New Year, while the Attorney-General agreed to a meeting and designated Mr. Robert Aldcorn as his representative.

The City Manager reported these replies to the Committee for information and to seek further direction.

The Committee expressed disappointment and frustration over the three Ministers' reticence about this serious problem and stressed that any meeting should not be with Ministerial representatives; that the Ministers themselves should be asked to discuss the problem with the City.

Delaying discussions until the New Year as proposed by the Minister of Health will not resolve the problem, the Committee felt, but it reluctantly conceded the City will apparently have to wait until January. It was felt the City should press for a response from the Minister of Human Resources, should advise the Attorney-General that he and not his representative should meet with the City, and that all three Ministers be advised the City wishes to meet with them no later than January 15, 1980.

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI - 4)

Clause No. 2 Continued

It was

RECOMMENDED

THAT the City Manager continue to press for a meeting with the Attorney-General, the Minister of Health and the Minister of Human Resources to discuss the problems of care for chronic alcoholics and that such meeting be held no later than January 15, 1980.

3. Review of Admitting Policies of Cordova House

In January of this year the Committee briefly considered the admitting policies of Cordova House and requested the Director of Civic Buildings report further after the appointment of a permanent administrator of Cordova House.

The Committee considered a Manager's report dated October 26, 1979, in which the Director of Civic Buildings advised admitting policies are the same as outlined in the report considered by the Committee in January but additional information was contained in the latest report.

Appearing before the Committee on this matter were the Director of Civic Buildings and the Assistant Director of the Non-Revenue Housing Division.

During discussion the Committee noted from the Manager's report there are sixty-six residents at Cordova House, 35 of them younger residents with chemical dependencies, 10 who are over 65 years old who display disruptive behaviour and 21 with psychiatric problems. The report stated approximately one-third of the residents from all groups will require Cordova House for an indefinite period.

It was explained that persons living in Cordova House are those who cannot live anywhere else, the so-called "hard to house", and that while some can be rehabilitated and moved out of Cordova House, new persons move in as soon as there are vacancies.

The Committee and Mr. Bruce Eriksen of the Downtown Eastside Residents' Association inquired about rehabilitative measures provided the residents and the Assistant Director of Non-Revenue Housing explained a variety of community resources are utilized but most of the residents have been through all types of rehabilitative measures on numerous occasions. Alcohol has been provided to some residents on a controlled basis with limited success as a means to prevent residents from becoming intoxicated outside the House.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated October 26, 1979 on the admitting policies of Cordova House be received.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI - 5)

4. Native Street Workers Project - Grant Appeal

City Council on March 6, 1979, when considering a report from the Community Services Committee on grant applications, passed a motion that no grants be made to certain organizations, among them the Native Street Workers Project.

On April 24, 1979, Council heard an appeal from Mr. E. R. Ducharme of the Native Street Workers Project and passed the following motion:

"THAT consideration of the grant appeal by the Native Street Workers Project be deferred until after the Provincial Election at which time the Mayor discuss funding of this project with the Minister of Human Resources."

In a letter dated October 4, 1979, Provincial Human Resources Minister Grace McCarthy reported the Ministry is "not able to pick up on the funding for this project".

Council considered the Human Resources Minister's letter on October 30, 1979 and referred the matter back to the Community Services Committee for further consideration.

Attempts to contact a representative of the Native Street Workers Project were unsuccessful, but the Deputy Director of Social Planning was in attendance for this matter.

During consideration the Committee felt that a street workers program for Native people is required, particularly in the Downtown Eastside and that such a program could possibly be operated from the new Indian Friendship Centre planned at 1607 East Hastings Street.

In response to a query, the Deputy Director of Social Planning replied the new Indian Friendship Centre probably will not be opened for at least one year.

Following discussion, it was

RECOMMENDED

THAT the Director of Social Planning report to the Community Services Committee in three months on the feasibility of incorporating a Native street workers outreach program into the new Indian Friendship Centre at 1607 East Hastings Street.

5. Downtown Housing Implementation Committee - Second Report

The Committee on November 1, 1979, heard briefly from the Chairman of the Downtown Housing Implementation Committee (Mr. D. Purdy of Social Planning) and from Ms. Jean Swanson of Downtown Eastside Residents' Association in connection with a City Manager's report dated October 5, 1979, containing a detailed and comprehensive report from the DHIC on measures to improve standards of housing in the Downtown Eastside.

Time did not permit a full discussion of the report on November 1st and it was deferred to this date.

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI - 6)

Clause No. 5 Continued

Appearing before the Committee on this matter were Mr. D. Purdy as Chairman of the Downtown Housing Implementation Committee, the Director of Permits & Licenses and a member of his staff, and the Director of Legal Services. Also appearing were Mr. Bruce Eriksen and Ms. Jean Swanson of Downtown Eastside Residents' Association.

Ms. Swanson spoke to the Manager's report, reiterating her comments at the November 1st meeting that greater effort should be made toward the provision of new housing and copies of a letter dated November 7, 1979 from her were distributed to the Committee members.

Ms. Swanson's letter concluded with the following recommendations:

- a) The City should reactivate the City Housing Corporation to work for new housing in the Downtown Eastside.
- b) The City should co-operate with the Greater Vancouver Housing Corporate and donate one lot plus the remaining Downtown Eastside NIP money for a small low cost housing development.
- c) The City should not use the new Lodging House Standard of Maintenance By-law to "negotiate" and "persuade". Owners and operators should be charged with infractions, or the City should do the repair work itself and charge it to the owner.
- d) the City should make strong recommendations to the Provincial Government to begin participating again in rent subsidies for tenants of public housing, or housing sponsored by non-profit groups.

In her address to the Committee, Ms. Swanson pointed out the Hildon Hotel, on September 18, 1979, was ordered closed by City Council yet it is still renting rooms and the elevator is broken.

Mr. Eriksen said that despite years of effort by the City, many sub-standard hotels and rooming houses continue to operate.

Mr. Purdy responded that the aims of the DHIC are the same as those of D.E.R.A., but the main objective at present is to adopt a new housing program, including a new by-law, a draft of which was appended to the Manager's report (copy on file in City Clerk's office), prescribing standards for the maintenance and occupancy of property within the City.

Mr. Purdy said the scope of the previous by-law was limited, that the new one will improve the liveability of buildings, that an owner will be told precisely what is required and if he is not willing to upgrade, he could either convert to office use or appear before the Community Services Committee.

During discussion, the Committee stressed several times that there should be no negotiation or persuasion of building owners in attempts to make them upgrade their premises; that previous policies of Council which allowed for negotiation resulted in a "wishes-washy" housing enforcement program and that as a result, numerous buildings in the Downtown Eastside still fall far short of City housing requirements.

Report to Council

(VI - 7)

Standing Committee of Council on Community Services

November 8, 1979

Clause No. 5 Continued

Following in this vein, the Committee noted comments in the Manager's report, which point out that in the first DHIC report Council authorized the Director of Permits & Licenses to exercise discretion in enforcing by-laws which fall under his jurisdiction and that if a landlord is unsuccessful in his negotiations with the Director of Permits & Licenses, it is proposed that as a last resort the landlord has a right of appeal to the Downtown Housing Implementation Committee.

The Committee took exception to this procedure, reiterating there should be no negotiation and making it clear that no staff committee should be placed in a position of negotiating the enforcement of City by-laws with citizens. If there is to be any negotiation at all, it should be with the Community Services Committee.

The Committee advised the Directors of Social Planning and Permits & Licenses that their role should be to issue orders to building owners to comply with City regulations and to issue a time schedule for compliance with by-laws.

The Committee felt the provision of a timetable for each building which does not meet all City regulations should be incorporated into any recommendations the Committee makes to Council in order that the timetable procedure becomes City policy.

The Committee also stressed that this new timetable approach to by-law enforcement MUST provide for a much shorter time by which buildings must comply than has been permitted in the past.

The Committee also felt the progress of each building owner in maintaining the timetable of improvements should be reported regularly to the Community Services Committee as was done by Fire By-law inspectors with the Hotel Vancouver's major upgrading program to meet new fire regulations.

Following discussion, it was

**RECOMMENDED**

THAT recommendations 1 to 7, with the exception of 3, of the Downtown Housing Implementation Committee, reading as follows, be approved:

- A. The draft Standards of Maintenance By-law be made available to public and special interest groups for review and comments within 60 days of the matter being considered by City Council; and that the comments be considered by the staff Downtown Housing Implementation Committee before the by-law is submitted to Council for approval in January 1980.
- B. Reports to Community Services Committee pertaining to the operation, management, and condition of businesses and rooms in Downtown Core Area hotels and rooming houses, originating from Fire, Health, Permits & Licenses, Planning, Police, or Social Planning Department, be circulated to the other Civic Departments noted herein for their comment and concurrence prior to the report being forwarded to Committee for consideration; and further, that this be the responsibility of the department originating the report.

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI - 8)

Clause No. 5 Continued

- C. Council instruct the Director of Planning to make application to amend Sections 10.19 and 10.20 of the Zoning and Development By-law, to conform with the minimum unit size and occupancy regulations for sleeping and housekeeping units of the proposed Standards of Maintenance By-law.
- D. Council instruct the Director of Planning to report back on the appropriate amendments to the Guidelines and District Schedules of the Core Area zoning districts, with respect to setbacks for new development adjacent to existing buildings with perimeter light wells.
- E. Options for accommodating hard to house tenants living in the downtown core area, as proposed in the Manager's report dated October 5, 1979, be examined for future report to the Community Services Committee.
- F. Council approve an additional Clerk Typist II position for the Permits & Licenses Department for two years beginning January 1st, 1980.

Further

- G. THAT work timetables for compliance with all City building regulations be established by City inspectors for each building and progress reports on these timetables be circulated to the Community Services Committee quarterly.

And

- H. THAT the Downtown Housing Implementation Committee report to the Community Services Committee on the role and costs of a City housing expeditor whose purpose would be the development of new housing in conjunction with the Greater Vancouver Housing Corporation.

CONSIDERATION

6. Hildon Hotel, 50 West Cordova Street - Non-Compliance with City Closure Order

During discussion by the Committee of the second report of the Downtown Housing Implementation Committee, it was reported the Hildon Hotel, 50 West Cordova Street, which City Council on September 18, 1979, ordered closed, remains open and operating.

In explanation, the Director of Legal Services stated the operator's lawyers have issued a writ to quash the City closure order.

The Committee considered whether it should recommend Council suspend the business license for the beer parlour in the hotel as the operation of the beer parlour is conditional on the operator maintaining a certain number of room rentals, and it was felt the lodging house operation should comply with City regulations if the beer parlour is operating.

Report to Council  
Standing Committee of Council on Community Services  
November 8, 1979

(VI - 9)

Clause No. 6 Continued

Following further discussion, a recommendation  
THAT City Council request the Liquor Control &  
Licensing Branch to suspend the liquor license  
of the Hildon Hotel beer parlour  
resulted in a TIE vote and is therefore submitted for Council's  
CONSIDERATION.

(Aldermen Bellamy and Little opposed.)

The meeting adjourned at approximately 3:35 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 397-398

REPORT TO COUNCILVIISTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

NOVEMBER 8, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 8, 1979 at approximately 1:40 p.m.

PRESENT	:	Alderman Boyce (Chairman, Item 1)
		Alderman Harcourt (Chairman, Items 2-3)
		Alderman Ford
		Alderman Kennedy
		Alderman Puil

CLERK TO THE COMMITTEE	:	M. L. Cross
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RECOMMENDATIONS1. City Demolition Policy

The Committee considered a report of the City Manager dated October 25, 1979 (on file in the City Clerk's Office). In the report the Director of Planning advised that in November, 1975, Council passed Subsection 10.12 of the Zoning and Development By-law to regulate demolition of residential structures, requiring that a Development Permit be obtained for demolition of a building. When this involves demolition of residential rental accommodation, Subsection 10.12 further states that 'the Director of Planning may refuse to issue the permit for demolition where there is no Development Permit for redevelopment of the site, and where he is not satisfied that working drawings for a Building Permit in connection with such a Development Permit have been filed and are 50 percent complete'.

The Director of Planning has monitored the impacts of the demolition controls and reported to Council in August, 1977, and again in April, 1979, on the impact of the By-law. This report briefly summarizes demolition control activities to date and recommends clarification of the present By-law.

Dr. A. McAfee, Housing Planner, briefly outlined the analysis of demolition activities in the City since 1977 noting:

- demolition amount, unit type and location
- causes and effects of demolition
- positive and negative effects of the By-law

The report suggests several alternatives for altering the By-law and outlines the consequences of each alternative.

In the report the Director of Planning recommended that Subsection 10.12 of the Zoning and Development By-law be retained and that several guidelines be adopted to provide guidance to the Director of Planning when approving applications for demolition of residential rental buildings.

The City Manager noted the concerns of the Director of Planning which led him to recommend modification of the By-law Section,

cont'd....

Report to Council  
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(VII-2)

Clause No. 1 cont'd:

rather than its elimination. However, in view of the modest impact of the By-law provision, and Council's concern to deregulate where possible, the City Manager submitted for consideration the choice between:

- A) Approval of the recommendations of the Director of Planning, which refine the application of the demolition control provisions in the By-law;
- and B) Instructing the Director of Planning to make application to amend Section 10.12 of the Zoning and Development By-law to remove the limitations on the demolition of residential rental accommodation before the issuance of a development permit for the redevelopment of the property.

Dr. McAfee suggested to the Committee that this matter should be deferred until the reports on housing are before Council, probably November 27th.

Mr. K. Dobell, Deputy City Manager, advised that there had been considerable pressure from some Council members to bring this matter forward as soon as possible.

The Chairman noted that Council on November 6th had instructed that a delegation from the Downtown Eastside Residents' Association be heard at the Planning and Development Committee. Mr. B. Eriksen agreed to be heard at the Council meeting when the housing reports are considered.

After discussion, the Committee,

RECOMMENDED

THAT the City Manager's report dated October 25, 1979 be deferred to the evening session of the Council meeting of November 27th when the housing reports are considered, at which time delegations will be heard.

2. City Policy on Agricultural Land Reserves

The Committee considered a report of the City Manager dated October 31, 1979 (on file in the City Clerk's Office) in which the Director of Planning reports:

"There has been considerable attention given in recent months to applications to remove large tracts of land from the Agricultural Land Reserve in the Fraser Valley. Very little 'reserve' land exists within the City of Vancouver but what does exist outside the City in the Lower Mainland and elsewhere in the Province, is of utmost importance to the existing and future population of our city. We believe that it would serve the interests of the citizens of Vancouver to formally confirm support for the principles of the Provincial Agricultural Land Commission Act and the preservation of the Agricultural Land Reserve."

The report concludes with six positions with respect to preservation of farmland, the process of Appeal to the Environment and Land Use Committee and the accountability of the body responsible in the final decision in an application to add or delete land from the Agricultural Land Reserve.

The six positions are:

cont'd....

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Clause No. 2 cont'd:

1. The primary criterion for evaluating applications for release of undeveloped or under-developed land from the Agricultural Land Reserve be the capability of that land for agriculture pursuits as determined by the B.C. Land Commission and that the B.C. Land Commission base its decisions solely on that criterion.
2. Secondary considerations, such as potential or the capability of land for other urban uses, should only be considered in the case of appeals to the Environment and Land Use Committee of the Provincial Cabinet.
3. The B.C. Land Commission should only grant leave to appeal its decisions where, in its opinion, land has marginal or questionable potential for agricultural use.
4. In cases where the B.C. Land Commission refuses leave to appeal but leave is granted by the Minister of Environment, the Minister should demonstrate his reasons for believing that the land has marginal or questionable potential for agricultural use.
5. The Environment and Land Use Committee should consider secondary factors in appeal cases but should place considerable attention on demonstrated need for the land for alternative uses due to a lack of appropriately zoned, non-ALR land elsewhere in the economic or demographic region and externalities which could entail from the proposed development.
6. The B.C. Land Commission and the Environment and Land Use Committee of the Provincial Cabinet should be fully accountable for their decisions by issuing statements of public record documenting information available and upon which their decisions are made.

The Director of Planning recommended that in recognition of the existing and potentially increased food demands from a limited land resource, the benefits of preserving open space and curtailing urban sprawl, and the potential of utilizing existing urban areas for further urban expansion, City Council:

- Support the principles of the Agricultural Land Commission Act and preservation of farmland through the Agriculture Land Reserve;
- Adopt the six points outlined above; and
- Convey this position to the following bodies:

Provincial Secretary  
Minister of Environment  
Minister of Municipal Affairs  
Greater Vancouver Regional District and members  
Central Fraser Valley Regional District and members  
Dewdney-Alouette Regional District and members  
Fraser-Cheam Regional District and members  
Union of B.C. Municipalities.

The City Manager noted that in his opinion:

cont'd....

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(VII-4)

Clause No. 2 cont'd:

- Operation of the Land Commission and the maintenance of the Agricultural Land Reserve are very important to Vancouver;
- The incidental effect of the Agricultural Land Commission Act in controlling urban sprawl does not, in itself, justify procedural restrictions;
- The detailed proposals advanced include the recommendation that the Commission judge applications and grant leave to appeal; this seems to limit the right of the applicant considerably.

The City Manager submitted for consideration the following alternatives:

- (a) Approval of the recommendations of the Director of Planning;
- (b) Simply advising the Province of our concern that the objectives of the Agricultural Land Commission be achieved;
- (c) No action.

The Committee were of the opinion that the Province should be advised of the City's concerns that the Agricultural Land Commission be achieved and that there should be more public knowledge with respect to the appeal procedure.

After discussion, the Committee,

**RECOMMENDED**

THAT the Provincial Government be advised that the City of Vancouver is concerned that the objectives of the Agricultural Land Commission be achieved;

THAT the appeal procedure be clarified and made known to the public;

THAT the City's position be conveyed to the following bodies:

Provincial Secretary  
Minister of Environment  
Minister of Municipal Affairs  
Greater Vancouver Regional District and members  
Central Fraser Valley Regional District and members  
Dewdney-Alouette Regional District and members  
Fraser-Cheam Regional District and members  
Union of B.C. Municipalities

3. Interpretation of the Powers of the Development Permit Board (FM-1 District Schedule)

Council on November 6, 1979, referred a City Manager's Report (on file in the City Clerk's Office) on the above subject, to the Committee.

The purpose of the report was to seek Council's opinion on the interpretation of the general intent of the FM-1 By-law regarding transfer of rights, density increase and adjustment of subarea boundaries as proposed by Romses, Kwan (Architects) for Narod Developments in Development Permit Application #84491 for a total block development bounded by 7th and 8th Avenues between Hemlock and Birch Streets.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
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(VII-5)

Clause No. 3 cont'd:

The report states:

"The proposal consists of a commercial component (6 storeys) and a residential component (79 townhouses) that occupies a whole block (240' x 500') bounded by Hemlock, Seventh, Eighth and Birch. The site is presently used for car storage.

The site falls within all 3 sub-areas of the FM-1 Schedule which permits varying degrees of commercial uses in buildings as follows:

Up to 50% sub-area 1; up to 15% sub-area 2; and up to 100% sub-area 3.

The applicants wish to collect the commercial density accrued on the eastern portion of the site to the western portion of the site. Because of the resultant consolidation of the commercial uses in the western portion of the site the 100% commercial use areas increase beyond the sub-area 3. The commercial development would cover an area some 150' in frontage rather than 100' as shown in sub-area 3. The floor space ratio of the commercially covered area would be 2.2. The F.S.R. over the whole site would be 1.433. The maximum permitted F.S.R. is 1.5."

At the Development Permit Board meeting of October 15, 1979 the Board considered a memorandum from the Director of Legal Services indicating that the transfer of commercial uses and boundary adjustment would change the character of the sub-areas and is therefore a zoning change.

The Director of Planning met with the Director of Legal Services on October 22, 1979, to clarify the legal implications of the proposal. The Director of Legal Services suggested that the Director of Planning approach Council to seek guidance in the exercise of the powers of the Development Permit Board with regard to relaxation in the FM-1 By-law.

There are two possible interpretations of the intent of the FM-1 By-law as far as this mixture of residential and commercial uses are concerned:

- That the intent is to promote small scale development throughout and that the amount of permissible commercial uses be dispersed with each commercial enterprise being relatively small in scale.
- That the intent is to provide a balance of Commercial and Residential uses throughout the FM-1 (Fairview Slopes) District, and that, provided that balance is maintained, then the Development Permit Board may approve a comprehensive development proposal that is apparently at variance with the detailed interpretation as set out above.

The Development Permit Board seeks Council's direction regarding the interpretation of the intent of the FM-1 District Schedule and the extent of the discretionary powers of the Board with reference to transfer rights, density increase and adjustment of sub-area boundaries.

The Director of Planning, acting in his capacity as Director and as Chairman of the Development Permit Board, recommended:

cont'd....

Report to Council  
Standing Committee of Council  
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November 8, 1979

(VII-6)

Clause No. 3 cont'd:

That City Council advise the Development Permit Board that in view of the general acceptability of the concept proposal in Development Permit Application #84491 and in view of the fact that the proposal is on a consolidated block of property that the proposal can be approved subject to such conditions as may be appropriate to achieve a satisfactory design solution.

The City Manager recommended that the foregoing recommendation of the Director of Planning be approved.

The Committee were concerned about height, views and a possible precedent in the FM-1 area, i.e. a mirror image on the adjacent block.

Mr. Romses, Romses Kwan, Architects, advised that this is a preliminary application. Transferring the commercial to one end of the block would allow a much lower profile and relaxed kind of relationship between the development and the buildings around it, especially the low scale residential development. They are prepared to work with view, etc.

Mr. C. S. Fleming, Director of Legal Services, advised that the matter should go to Public Hearing and an application made to rezone the site to CD-1 to avoid setting a precedence in the FM-1 District.

Mr. D. M. Hickley, Associate Director, Central Area, indicated that another possibility would be to amend the FM-1 By-law.

The Chairman noted that the residents have discussed this development and do not appear to be opposed. The consensus of the Committee is to get this to a Public Hearing, to be held on a regular Council day as soon as possible.

RECOMMENDED

THAT the Director of Planning make application to rezone this block and refer the application direct to an early Public Hearing in the Council Chambers.

\* \* \* \*

The meeting adjourned at approximately 2:45 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 398-399


REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

November 8, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 8, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT:      Alderman Puil, Chairman  
                       Alderman Ford  
                       Alderman Gerard  
                       Alderman Little  
                       Alderman Marzari

ALSO  
PRESENT:      Alderman Boyce

CLERK:          G. Barden

RECOMMENDATIONS1. Champlain Mall Branch Library

On May 17, 1979, when considering a request for capital funds to establish Champlain Mall Branch Library, the Finance Committee recommended:

'THAT the Library Board report to Council, at the same time this Committee report is before it, regarding the possibility of phasing-in over a three-year period a full library service in Champlain Mall.'

On May 29, 1979, when Council was considering the topic, approval was given for the capital funds to establish the branch library, but Council deferred the request for operating funds for the library. At that time, Council passed the following motion:

'THAT the total operation of the Fraserview, Collingwood and Champlain Heights Branch Libraries be referred back to the Standing Committee on Finance and Administration for further discussion with the Library Board.'

The Committee considered a Manager's Report dated October 30, 1979 (previously circulated) wherein the Director of Finance reviewed discussions and information to date on this matter, and gave four alternative courses of action for funding the new branch library, as follows:

- A. Provide no additional funds and advise the Library Board to provide funds and staffing within their present operating budget and staff levels. The hours to be open at the various branches would be determined by the Library Board.

Report of Standing Committee  
on Finance and Administration  
November 8, 1979

(VIII-2)

Clause No. 1 cont'd:

- B. Provide sufficient funds, estimated at \$46,000, for rent and other fixed facility costs, and advise the Library Board to provide the funds and staffing within their present operating budget. The hours at the various branches to be determined by the Library Board.
- C. Provide sufficient net funds and staffing for one of the following options for hours of opening, with reductions in the Collingwood and Fraserview operations as noted in the report:
  - i) 32-hour operation \$144,581 - \$48,100 = \$ 96,481 net cost
  - ii) 44-hour operation \$184,645 - \$48,100 = \$136,545 net cost
  - iii) 54-hour operation \$208,742 - \$48,100 = \$160,642 net cost
- D. Provide sufficient funds and staffing for one of the following options for hours of opening, with no reduction in the other branch libraries:
  - i) 32-hour operation - \$144,581 net cost
  - ii) 44-hour operation - \$184,645 net cost
  - iii) 54-hour operation - \$208,742 net cost

The Manager's Report also outlines alternative service levels and hours of opening for the three branches. The Library Board, in a memo dated May 23, 1979, examined alternative levels of service for the three branches. In a letter dated October 16, 1979 the Library is projecting a circulation for the Champlain Mall branch library of 250,000 books per annum and drops in circulation in the other two branch libraries of 46,000 books per annum, resulting in a net increase in circulation of 203,700 books per annum (less any reduction in the adjoining Burnaby library).

Mr. C. Cotterall, Chairman, Mr. G. Wootton, Director, and Mr. T.B. O'Neill, Assistant Director, Vancouver Public Library, attended the meeting and advised that the additional expenditures for the new Champlain Mall library are to service growth in circulation and, accordingly, there should not be any significant change in the service levels in the other two libraries. They requested that they be allowed to operate the new library for six months before evaluating the levels of service to be established at the three libraries.

During questioning, representatives of the Library Board advised that a 44-hour library operation at the Champlain Mall would be acceptable for monitoring purposes to establish the level of service required. They also advised that they would like to open as soon as the library is ready as they have paid the rent for the building.

Ms. Linda Strong works with a group of individuals in the area who would like to see a full branch library at Champlain Mall. They felt a reduced operation would not give an accurate comparison with other branches. They feel it is mandatory to have the library open when the Mall is open.

Mr. Nathan Davidowicz, on behalf of the Killarney-Champlain Citizens for Action Committee, advised that the Committee passed a motion that the library be open a minimum of 50 hours, 5 days a week. Mr. Davidowicz put forward a suggestion that the library be open exactly the same hours as the Mall except closed on Mondays, this would be 47 hours per week.

Report of Standing Committee  
on Finance and Administration  
November 8, 1979

(VIII-3)

Clause No. 1 cont'd:

He suggested that, on Mondays, people could go to Collingwood which is closed on Wednesdays.

It was noted that the library originally requested an annual budget of \$192,000/annum, with \$55,000 being provided in 1979. The annual costs have now been revised to \$208,742, mainly to reflect 1979 wage settlements. The 1979 costs will be less than was originally requested because it is unlikely that the branch could open before December. If Council chooses not to approve an opening in 1979, it will be necessary to provide \$15,000 to pay for rent and other sundry costs expended prior to the opening of the library.

Following discussion, it was

RECOMMENDED

- A. THAT City Council approve sufficient funds, estimated to be \$184,645 for a 44-hour operation of the Champlain Mall branch library, effective January 1, 1980, with no reduction in the Collingwood or Fraserview branch libraries, and with a report back in six months on recommended levels of service at the three libraries.
- B. THAT \$15,000 be approved for rent and other sundry costs expended prior to the opening of the library in 1979, the source of funding to be Contingency Reserve.

2. Expenditures for Medical Staffing - Health Department

The Committee considered a Manager's Report dated November 6, 1979 (previously circulated) wherein the Medical Health Officer reported that net expenditures for medical time will be substantially over budget in 1979, with a net cost to the City of \$32,043, as follows:

<u>Salary (including fringe)</u>	<u>Recovery M.S.P.</u>	<u>Net Cost</u>
Actual 693,174	538,312	154,862
Budget 539,413	416,594	122,819
153,761	121,718	32,043

The Manager's Report gives details, as follows:

"Budgeted Medical Time vs Sessions Approved by the Medical Service Commission"

Expenditures for Medical Services and the basis for their recovery are now being thoroughly reviewed for the first time in many years.

The approved budget for medical staff is based on 1 Medical Health Officer III, 4 Medical Health Officer II, and 4 Medical Health Officer I, a total of 9 positions. Over the last ten years, the Medical Services Commission has approved funding for about 75-80% of the costs of additional medical sessions for the City of Vancouver. By small increments the Department has increased the level of service over that authorized by the addition of 2,200 half-day sessions per year, the equivalent of 4.4 full time medical positions.

Report of Standing Committee  
on Finance and Administration  
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(VIII-4)

Clause No. 2 cont'd:

The gross cost of these 2,200 sessions is \$231,000, but the net cost to the City, after Medical Services Commission recoveries, is \$36,000.

From November 1974 to August 1978 the position of Deputy Medical Health Officer was not filled (on a permanent basis), and the funding for this position was used for sessional payments for a Communicable Disease Control Specialist and sessional M.H.O. I's at the Units.

In August of 1978, the Deputy Medical Health Officer position was abolished and a Director of Health Planning position was created. The payments for sessional physicians, originally funded by the position of Deputy Medical Health Officer, have continued, and have contributed to the over-expenditure for medical staff time.

Sessional Employment for Unit Medical Health Officers

Historically, the City of Vancouver has paid for medical time either on a salary or on a sessional basis. In recent years, the payment for sessional fees has been more attractive to many physicians, and several of the physicians classified as Unit Medical Health Officers (M.H.O. II) have chosen to be paid on a sessional rather than on a salary basis. This has reduced the recovery for the City of Vancouver, as the Medical Services Commission pays no overhead for sessionally paid physicians. The overhead component of the recovery from the Medical Services Commission for salaried physicians is an additional one-half of the salary recovery.

The Health Department and the Medical Services Commission have been discussing the possibility of contract employment rather than sessional payment. The availability of contract employment would enable the City to recover overhead for physicians presently employed sessionally. However, authority is required to enter into contracts with these employees."

Dr. D. Kinloch, Medical Health Officer, and Mr. T. Kinloch, Director of Administration, Health Department, attended the meeting and spoke to the report. It was noted that these services have gradually built up beyond approved level without significant additional expenditures by the City. The justification for suggesting that the same level of funding should continue in 1980 is if we were to reverse that proposal, then the heavy matching formula would work against the City. Dr. Kinloch stated that he has begun a zero base budget and would expect to deal with this level of service, and would then know if it is justified. The aim is to attain the maximum level of Provincial Government funding.

Following discussion, it was

RECOMMENDED

- A. THAT the City fund from Contingency Reserve the additional net cost estimated at \$32,000 of Medical time for 1979.

Report of Standing Committee  
on Finance and Administration  
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(VIII-5)

Clause No. 2 cont'd:

- B. THAT the current establishment of 9 positions as outlined in the Manager's Report and 2,200 sessions per year, be confirmed at an additional cost estimated to the City of Vancouver of \$36,000 per year.
- C. THAT the City Manager be authorized to approve the use of contract and sessional staff within this establishment, without cost increase to the City.
- D. THAT the City Manager be authorized to approve contracts for medical personnel within the salary range, including fringe benefits, for the position.

\*\*\*\*\*

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 400

# DISTRIBUTED MONDAY

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REFERS TO CLAUSE NO. 1

## MANAGER'S REPORT

DATE: November 16, 1979

TO: Vancouver City Council

SUBJECT: Champlain Mall Branch Library  
- Staffing and Operating Costs

CLASSIFICATION: RECOMMENDATION

The Director of the Vancouver Public Library reports as follows:

"On November 8, 1979 the Finance and Administration Committee considered a report from the Director of Finance on service levels and hours of opening for the new Champlain Mall Branch Library which will open January 1980.

The Committee concluded, they would recommend for Council approval a - 44 hour per week operation, and "that the Library Board report back on the detailed budget and staffing levels, for approval."

This is that report.

### STAFF REQUIREMENTS

#### 1. 1 - LIBRARIAN III - Branch Head - (P.G. 26)

The incumbent of this position will

- Plan and supervise library service to the community from the branch, in line with library policy for the area, and the analysis of community needs.
- Participates, through meetings of Branch Heads etc., in policy discussions and problem solving for the Branches and for the Library.
- Participates in the selection, training and professional development of Librarians.

#### 2. 1 - LIBRARIAN I - (P.G. 21)

The incumbent of this position will

- Assist the Branch Head in his/her duties.
- Provide information and reader's advisory service to adults and children.
- Participates in providing services to groups in the community through consultation, talks, preparing book displays and book lists, or other appropriate means.
- Organizes school visits, children's programs, and related services according to the needs of the community.

#### 3. 1 - LIBRARY ASSISTANT III - clerical work of moderate difficulty. (P.G. 12)

The incumbent of this position will

- Train and supervise several subordinates and performs specialized clerical tasks.

#### 4. 2 - LIBRARY ASSISTANT II - Plus 28 hrs. regular part-time per week in this classification. (P.G. 9)

The incumbent of these positions will

- Perform routine clerical and typing work such as typing cards and notices, charging and discharging books and answering routine enquiries from the public.

- 2 -

5. 2 - LIBRARY ASSISTANT I -(P.G. 4)

The incumbent of these positions will

- Perform simple clerical work such as sorting and shelving books, fitting and laminating jackets, simple book mending, and sorting of cards.

The above positions represent a level consistant with Library policy based on estimated patron usage and service hours.

The Library Board approved in principal this level of staffing at their regular monthly meeting in June 1979, and the Vancouver Public Library Staff Association (CUPE local 391) have received a copy of this report.

ANNUAL OPERATING BUDGET SUMMARY

Salaries	\$ 104,575.
Fringe Benefits	<u>13,078.</u> \$ 117,654.
Books, Periodicals	21,500.
Rent	30,500.
Building Maintenance & Janitorial Expense	9,000.
Utilities	6,200.
Other Operating Costs	<u>4,850.</u> \$ 72,050.
Revenue	<u>5,060.</u>
TOTAL ESTIMATED OPERATING EXPENSE 1979 RATES FOR 1980 OPERATION	\$ 184,645.

The Library Director reports that these costs are the minimum required to operate at this level of service and that the Properties Division are representing the Board in building lease arrangements.

CURRENT EXPENDITURE

Further to the above, approval for expenses that will be incurred in 1979 is required, specifically	
- Rental costs August 1 - December 31.	
@ \$2,541. per month	\$ 12,700.
Branch Head - December 1979 (appointed one month in advance of opening to assist in organization.)	<u>2,100.</u>
Total 1979 Costs	\$ 14,800.

The Director of Finance advises that funding for 1979 costs is available from contingency reserve.

The Director of the Vancouver Public Library, therefore recommends that:

- A) Staffing level as detailed above be approved.
- B) Funding for 1980 Annual Operating Budget in the amount of \$184,645. (\$1979) be approved.
- C) 1979 Operating expense of \$14,800. be approved."

The City Manager RECOMMENDS that the foregoing report of the Vancouver Public Library Board be approved.